



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 5 OCTOBER
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
Jazz Dhillon
Michael Markham
Carol Melvin
David Payne

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A useful guide for those attending Planning Committee meetings

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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 5th August and 26th August meetings.
- 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 | 12 Eastbury Road, Northwood 1901/APP/2010/244 | Northwood | Part two storey, part single storey front extension with 1 side rooflight, first floor side/rear extension to include 3 side dormers and 3 side rooflights, with external staircase to rear to provide additional bedrooms and alterations to existing, external alterations and new landscaping (involving demolition of bay window to ground floor rear, part first floor external wall and part of the west elevation wall). | 15 - 28 |

Non Major Applications without a Petition

| | Address | Ward | Description & Recommendation | Page |
|----|--|--------------------------|--|---------|
| 7 | 12 Eastbury Road, Northwood 1901/APP/2010/245 | Northwood | Demolition of bay window to ground floor rear, part first floor external wall, part of the west elevation wall and several internal walls (Application for Conservation Area Consent). | 29 - 34 |
| 8 | MOD Eastcote, Lime Grove, Ruislip 10189/APP/2009/1117 | Eastcote & East Ruislip; | Details of off-site highway works in compliance with condition 40 of planning permission ref.10189/APP/ 2007/3383 dated 21/02/2008: Redevelopment for residential purposes at a density of up to 50 dwellings per hectare. | 35 - 40 |
| 9 | MOD Eastcote, Lime Grove, Ruislip 10189/APP/2010/168 | Eastcote & East Ruislip; | Details of pedestrian crossing in compliance with condition 20 of planning permission ref.10189/APP/ 2007/2954 dated 03/03/2008: Proposed new access road from Eastcote Road to the boundary of R.A.F. Eastcote to facilitate the redevelopment of R.A.F. Eastcote for residential purposes. | 41 - 44 |
| 10 | 63 Lime Grove, Eastcote 27575/APP/2010/1983 | Eastcote & East Ruislip; | Erection of 3, four-bedroom, three storey terrace dwellings involving the demolition of existing dwelling. | 45 - 56 |
| 11 | 66 Long Lane, Ickenham 39319/APP/2010/1601 | Ickenham; | Erection of two storey building with habitable accommodation in the roof space, containing 7 two bedroom flats (amendment to previously approved scheme 39319/APP/2007/171 dated 10-12-2007 - including 2 new rear dormers) | 57 - 84 |

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| 12 | 66 Long Lane, Ickenham 39319/APP/2010/1602 | Ickenham; | Demolition of existing house and garage (in connection with proposal to redevelop site for 7 x 2-bedroom flats) (Application for Conservation Area Consent) | 85 - 92 |
| 13 | Ruislip Nursing Home, 173 West End Road, Ruislip 19817/APP/2010/1703 | Manor; | Single storey side extension and part single storey, part two storey rear extension, involving demolition of existing conservatory to rear and staff room to side. | 93 - 112 |
| 14 | Priors Farm, West End Road, Ruislip 14699/APP/2010/1493 | South Ruislip; | Single storey side extension to existing cattle yard. | 113 - 122 |
| 15 | Any Items Transferred from Part 1 | | | |
| 16 | Any Other Business in Part 2 | | | |

Plans for North Planning Committee



HILLINGDON
LONDON

Minutes

NORTH PLANNING COMMITTEE

5 August 2010

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

| | | |
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| | <p>Committee Members Present: Councillors Eddie Lavery (Chairman), Alan Kauffman (Vice-Chairman), David Allam (Labour Lead), Michael Markham, Carol Melvin and David Payne.</p> <p>LBH Officers Present: Natasha Dogra (Democratic Services) Meg Hirani (Planning Officer) James Rodger (Head of Planning & Enforcement) Syed Shah (Planning Officer) Sarah White (Legal Advisor)</p> | |
| 1. | <p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Cllr Anita MacDonald sent her apologies.</p> | Action by |
| 2. | <p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr Michael Markham declared a personal and non-prejudicial interest in item 8 and item 16 of the agenda. Cllr Markham did not leave the room and voted on both 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 were agreed as an accurate record and signed by the Chairman.</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 Item 5</i>)</p> <p>Items marked Part I were considered in public and Items 19 and 20 were marked Part II and were considered in private.</p> | Action by |
| 6. | <p>UXBRIDGE GOLF CLUB, THE DRIVE, ICKENHAM, 4601/APP/2010/1103 (<i>Agenda Item 6</i>)</p> | Action by |

In accordance with the Council's constitution a representative of the petition received in support of the proposal was invited to address the meeting.

Points raised by the petitioner:

- The golf club is currently not being used and had been in decline for years
- There was no practice ground or teaching ground for golfers
- The steep slopes at hole 9 and 10 are very difficult to play on and needed to be addressed
- The drainage system needed restoration
- The golf course needed rejuvenation by an applicant as soon as possible.

In accordance with the Council's constitution three representatives of the three petitions received in objection to the proposal were invited to address the meeting.

Points raised by the petitioners:

- The proposed plans for the golf course by the current applicant would be harmful to the wildlife in the area
- The steep slopes on the course cannot be used by disabled people
- There were issues with the drainage system, with many holes not being used throughout the year as there was flooding in some parts of the green
- Landfill issues do not help drainage problems
- Lorries carrying landfill waste will cause noise pollution for local residents
- Additional conditions should be imposed on the applicant in relation to a deadline for landfill completion and a review of progress
- Membership of the golf club had been adversely affected due to the lack of action by the applicant

The Agent was present at the meeting and addressed the Committee:

- The Agent reiterated the fact that the company was not a landfill company, but a golf management company operating in the UK and Ireland.
- The company currently operated eleven public golf courses
- The 2010 season would see the company pay over £400,000 in rent to the London Borough of Hillingdon (£280,000 in fixed rent and £120,000 in turnover related rent).

The Committee asked the Agent that should planning permission be granted how long would it be before the golf course could be played on. The Agent said the **works** would be completed by April **2012**. The Committee also asked Members why the course had not **been** maintained lately. The Agent said he was unable to answer as he was not involved in the course maintenance.

A Ward Councillor was present and addressed the Committee:

- There had been a total lack of maintenance of the golf course
- Disabled access was unsatisfactory

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| | <ul style="list-style-type: none"> ▪ The Restoration Bond offered by the Agent was not a large enough sum and would not cover restoration costs, should the company fail to complete the task. <p>Members commended Officers on a very comprehensive report. Members highlighted their concerns over the low rate of the restoration bond put forward by the Applicant. The Committee said that figure of the bond currently being offered was very low compared to expected offers.</p> <p>It was moved and seconded that the application be refused. On being put to the vote, the Committee agreed refusal unanimously.</p> <p>Resolved – That the application be refused for the following reason:</p> <p><i>“The applicant has failed to demonstrate that an appropriate level of security in the form of a land restoration bond will be provided. Given that the sum of the land restoration bond has not been agreed, in the opinion of the local planning authority, the development presents unacceptable risks to the visual amenity and openness of the Green Belt and the ecological value of nearby sites of nature conservation interest. The proposal is therefore contrary to policies EC1, OL1, OL2 and R17 of the Hillingdon Unitary Development Plan Saved Policies September 2007.”</i></p> | |
| 7. | <p>SOUTH RUISLIP LIBRARY, PLOT A, VICTORIA ROAD, RUISLIP, 67080/APP/2010/1419 (<i>Agenda Item 7</i>)</p> <p>This Item was withdrawn from the agenda by the Head of Planning prior to the meeting and will be reported at a later date.</p> | Action by |
| 8. | <p>53 PINN WAY, RUISLIP, 1244/APP/2009/2425 (<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 proposals put forward by the applicant did not conform with the Council's planning policies. <p>The Applicant / Agent were not present at the meeting. No Ward Councillors were present.</p> <p>Members discussed the application and agreed that the proposals would result in gross overdevelopment.</p> <p>It was moved and seconded that the application be refused. On being put to vote the application was refused unanimously.</p> <p>Resolved – That the application be refused as set out in the officer's report.</p> | Action by |

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| <p>9.</p> | <p>THE FERNS, WITHY LANE, RUISLIP, 6885/APP/2009/2650 (<i>Agenda Item 9</i>)</p> <p>In accordance with the Council's constitution a representative of the petition received in support to the proposal was not invited to address the meeting, as the item had been considered previously where the petitioner and applicant had spoken.</p> <p>Members agreed that overdevelopment would result in a decline in the quality of the accommodation due to the lack of space available. The Committee agreed that there was no space for amenity space on the site.</p> <p>It was moved and seconded that the application be refused. On being put to the vote, refusal was agreed unanimously.</p> <p>Resolved – That the application be refused as set out in the officer's report.</p> | <p>Action by</p> |
| <p>10.</p> | <p>8 SUNNINGDALE AVENUE RUISLIP, 19038/APP/2010/770 (<i>Agenda Item 10</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 proposed application was out of place with the surrounding buildings • It was highlighted that it was important to keep a sustainable and close community in the area, and this proposal would not encourage this. • Overshadowing issues would cause a detrimental effect on the neighbouring houses. • There was a lack of amenity space in the planned proposals <p>The Applicant / Agent were not present at the meeting. A Ward Councillor was present and addressed the Committee:</p> <ul style="list-style-type: none"> ▪ The Ward Councillor supported and endorsed the petitioners' views ▪ The proposed plans were not in keeping with the surrounding houses ▪ The proposed amenity space was inadequate <p>Members asked for further clarification about the location of bins. Officers informed Members that the bins would be kept in the front garden. The Committee agreed that they did not want to encourage this.</p> <p>It was moved and seconded that the application be refused. On being put to the vote, refusal was agreed unanimously.</p> <p>Resolved – That the application be refused for the reasons as set out in the officer's report with reason 1 being amended as below:</p> | <p>Action by</p> |

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| | <p><i>"The proposal, by reason of its excessive density and site coverage with buildings, including the bin storage building to the front and hard-standing, represents an over-development of the site, that would be out of keeping with the pattern of surrounding residential development and results in an excessive loss of garden space, detrimental to the verdant character and visual amenity of the area. The development therefore fails to harmonise with the character of the surrounding area, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance, April 2010 and Planning Policy Statement 3: Housing (as amended) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts."</i></p> | |
| 11. | <p>HAREFIELD HOSPITAL, HILL END ROAD, HAREFIELD, 9011/APP/2010/1120 (<i>Agenda Item 11</i>)</p> <p>It was moved and seconded that the application be approved. On being put to the vote, approval was agreed unanimously.</p> <p>Resolved – That the application be approved as set out in the officer's report.</p> | Action by |
| 12. | <p>HAREFIELD HOSPITAL, HILL END ROAD, HAREFIELD, 9011/APP/2010/1121 (<i>Agenda Item 12</i>)</p> <p>It was moved and seconded that the application be approved. On being put to the vote, approval was agreed unanimously.</p> <p>Resolved – That the application be approved as set out in the officer's report.</p> | Action by |
| 13. | <p>KYLEMORE HOUSE, HILL END ROAD, HAREFIELD, 46539/APP/2010/1396 (<i>Agenda Item 13</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 proposed vehicle crossover encouraged encroachment of neighbouring properties • The proposed fence would create a suburban style frontage, which was not in keeping with the area • The proposed high fence would decrease the openness of the area, which was in the green belt. <p>The Applicant / Agent were not present at the meeting. No Ward Councillors were present.</p> <p>Members agreed that the proposed plans did not conform with Council planning policies.</p> | Action by |

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| | <p>It was moved and seconded that the application be refused. On being put to the vote, refusal was agreed unanimously.</p> <p>Resolved – That the application be refused with the additional reason below:</p> <p><i>“The boundary fence, by reason of its overall height, siting and scale would result in a visually obtrusive form of development which would be detrimental to the open and rural character of Hill End Road and the visual amenities of the Green Belt. The proposal is therefore contrary to Policies BE13, BE19 and OL4 of the Adopted Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.”</i></p> | |
| 14. | <p>KYLEMORE HOUSE, HILL END ROAD, HAREFIELD, 46539/APP/2010/1397 (Agenda Item 14)</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 plans proposed by the applicant appeared to be an extension, and not a conservatory as stated in the officers’ report. ▪ Should the plans be approved there would be no garden area on the property. ▪ The plans would be gross overdevelopment in the green belt area. <p>The Applicant / Agent were not present at the meeting. No Ward Councillors were present.</p> <p>Members agreed that the proposed plans would lead to gross overdevelopment in the green belt.</p> <p>It was moved and seconded that the application be refused. On being put to the vote, refusal was agreed unanimously.</p> <p>Resolved – That the application be refused.</p> | Action by |
| 15. | <p>3 LONG LANE, ICKENHAM, 64180/APP/2010/330 (Agenda Item 15)</p> <p>Members said the design and appearance of the property was poor and not in keeping with the appearance of the area.</p> <p>It was moved and seconded that the application be refused. On being put to the vote, refusal was agreed unanimously.</p> <p>Resolved – That the application be refusal as set out in the officer’s report.</p> | Action by |

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| 16. | <p>84 & 84A LONG LANE, ICKENHAM, 3231/APP/2009/555 (<i>Agenda Item 16</i>)</p> <p>It was moved and seconded that the application be approved. On being put to the vote, approval was agreed unanimously.</p> <p>Resolved – That the application be approved as set out in the officer’s report.</p> | Action by |
| 17. | <p>111 WEST END ROAD, RUISLIP, 63665/APP/2010/1034 (<i>Agenda Item 17</i>)</p> <p>It was moved and seconded that the application be approved. On being put to the vote, approval was agreed unanimously.</p> <p>Resolved – That the application be approved as set out in the officer’s report.</p> | Action by |
| 18. | <p>LAND FORMING PART OF 327 VICTORIA ROAD, RUISLIP, 54831/APP/2010/171 (<i>Agenda Item 18</i>)</p> <p>It was moved and seconded that the application be approved. On being put to the vote, approval was agreed unanimously.</p> <p>Resolved – That the application be approved as set out in the officer’s report.</p> | Action by |
| 19. | <p>20 JOEL STREET, NORTHWOOD, 66826/APP/2010/358 (<i>Agenda Item 19</i>)</p> <p>Members said the property had not been in use for the last few years. If the property stayed as A1 use it may deter future applications, resulting in no use for the shop. The Committee agreed that changing the use from A1 to A3 would encourage use of the property during these economically difficult times.</p> <p>It was moved and seconded that the application be approved. On being put to the vote, approval was agreed unanimously.</p> <p>Resolved – It was agreed that the Officers’ recommendation be overturned and the application be approved with conditions as set out in the report and on the addendum.</p> | Action by |
| 20. | <p>ENFORCEMENT (<i>Agenda Item 20</i>)</p> <p>It was moved and seconded that the Officers’ recommendations be enforced. On being put to the vote, enforcement was agreed unanimously.</p> <p>Resolved – It was agreed that the Officers’ recommendations be enforced.</p> | Action by |
| 21. | <p>ENFORCEMENT (<i>Agenda Item 21</i>)</p> | Action by |

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| | <p>It was moved and seconded that the Officers' recommendations be enforced. On being put to the vote, enforcement was agreed unanimously.</p> <p>Resolved – It was agreed that the Officers' recommendations be enforced.</p> | |
| 22. | <p>ANY ITEMS TRANSFERRED FROM PART 1 (<i>Agenda Item 22</i>)</p> <p>None.</p> | Action by |
| 23. | <p>ANY OTHER BUSINESS IN PART 2 (<i>Agenda Item 23</i>)</p> <p>None.</p> | Action by |
| <p>The meeting, which commenced at 7.00 pm, closed at 9.50 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.

Minutes

NORTH PLANNING COMMITTEE

26 August 2010

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



HILLINGDON
LONDON

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| | <p>Committee Members Present: Councillors Eddie Lavery (Chairman), Alan Kauffman (Vice-Chairman), David Allam (Labour Lead), Michael Markham, Carol Melvin and David Payne</p> <p>LBH Officers Present: Charles Francis (Democratic Services) Matthew Duigan (Planning officer) James Rodger (Head of Planning and Enforcement) Syed Shah (Principal Highways Engineer) Keith Lancaster (Legal Advisor)</p> <p>Also Present: Councillor Philip Corthorne and Councillor Richard Lewis</p> | |
| 24. | <p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Cllr Anita MacDonald substitute Cllr Jazz Dhillon</p> | |
| 25. | <p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr Allan Kauffman declared a personal and prejudicial interest in item 6 of the agenda. Cllr Kauffman left the room for this item.</p> | |
| 26. | <p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes were agreed as an accurate record and signed by the Chairman.</p> | |
| 27. | <p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>Item 14 - Enforcement report was considered in private.</p> | |
| 28. | <p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>Items marked part 1 were considered in public and item 14 in Agenda B was considered in private.</p> | |

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| <p>29.</p> | <p>SOUTH RUISLIP LIBRARY, PLOT A, VICTORIA ROAD, RUISLIP - 67080/APP/2010/1419 (<i>Agenda Item 6</i>)</p> <p>Members agreed it was good to improve Council library facilities but were disappointed that the scheme did not include any social housing. However, the Committee accepted that there were sound financial reasons why this was so.</p> <p>In response to a number of concerns, officers explained that the application site was located near playing fields and not the green belt and that following a parking management exercise, 20 car parking spaces was the maximum number of spaces the scheme could accommodate.</p> <p>Members asked about the florist shop included within the proposal and were informed that condition 47 – <i>use of retail unit</i>, set out the Class A1 usage of the 11 m² retail unit.</p> <p>It was moved and seconded that the application be approved. On being out to the vote, approval was unanimously agreed.</p> <p>Resolved - That the application be approved as set out in the officers report and the following amendments in the Addendum:</p> <p>Replace the wording (no change to the REASON) of Condition 6 with the following:</p> <p><i>'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, gates and balcony screening to be erected. The approved details shall be installed and completed before the development is occupied and shall be permanently retained for so long as the development remains in existence.'</i></p> <p>Replace the wording (no change to the REASON) of condition 25 as follows:</p> <p><i>'Development shall not begin until a scheme for the allocation and designation of one parking space to each of the residential units, for their sole use, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall be allocated and provided for the use of those residential units only for so long as the development remains in existence'</i>.</p> <p>Delete Condition 30, (Children's play area security).</p> <p>Delete Condition 31, (Full details of children's play area)</p> <p>Amend condition 44 by replacing the words:</p> <p>'[insert number of charging points]' with the number '2'.</p> | <p>Action by</p> <p>Matthew Duigan & James Rodger</p> |
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| 30. | <p>RAF WEST RUISLIP, HIGH ROAD, ICKENHAM - 38402/APP/2007/1072 (<i>Agenda Item 7</i>)</p> <p>It was noted that the applicant had requested the agreements be amended in order to allow a small level of occupation prior to Substantial Completion of the highway works and this was necessary to ensure the scheme was deliverable.</p> <p>Members were concerned about the timescales for the completion of the highways works and asked for an informative to be added to ensure the applicant could not return to the Committee at a future date with further requests which might delay the implementation of the scheme.</p> <p>In response to concerns about the likely impact on the local road network, the Highways Engineer explained that the works would not have a material impact on the operations of the highway network.</p> <p>It was moved and seconded that the application be approved. On being out to the vote, approval was unanimously agreed.</p> <p>Resolved - That the application be approved as set out in the officers report, the Addendum and the following informative:</p> <p><i>'You are advised that while agreement has been given to occupation of a small number of units prior to completion of off site highways works, given concerns relating highway safety, further such applications to vary the legal agreement are unlikely to be supported'.</i></p> | <p>Action by</p> <p>Matthew Duigan & James Rodger</p> |
| 31. | <p>RAF WEST RUISLIP, HIGH ROAD, ICKENHAM - 38402/APP/2010/248 (<i>Agenda Item 8</i>)</p> <p>It was moved and seconded that the application be approved. 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.</p> | <p>Action by</p> <p>Matthew Duigan & James Rodger</p> |
| 32. | <p>LAND AT 30-32 CHESTER ROAD, NORTHWOOD - 13800/APP/2010/623 (<i>Agenda Item 9</i>)</p> <p>In accordance with the Council’s constitution representatives of the petitions received in objection to the proposal were invited to address the meeting.</p> <p>Points raised by the petitioners included:</p> <ul style="list-style-type: none"> • The proposal would increase local traffic due to the anticipated number of visitors, ambulance movements and service vehicles. • The proposal would create a parking problem in Reginald and Roy roads. • In addition to traffic and parking problems, road safety problems would be created as Chester Road is the only access road to | <p>Action by</p> <p>Matthew Duigan & James Rodger</p> |

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| | <p>Reginald and Roy Roads to Green Lane.</p> <ul style="list-style-type: none"> • The area was originally conceived as a social housing development. Over time, the character of the estate has changed and increased car ownership has made it increasingly more difficult to park. • It is unrealistic that most visitors to the proposal would use public transport as the Tube station is a long walk away. • The influx of 60 elderly and infirm residents to the area would have a profound effect on local General Practitioner services and increase waiting times for local residents. • The proposal would increase air pollution (from vehicles) and noise pollution (from vehicles / kitchen noise). • A quiet and peaceful neighbourhood which forms part of the Old Northwood Area of Special Character would be destroyed. <p>The Applicant / Agent were not present at the meeting.</p> <p>A Ward Councillor was present and addressed the Committee:</p> <ul style="list-style-type: none"> • The Ward Councillor supported and endorsed the petitioner's views. • The proposal would be over-dominant and would not be in keeping with the local area. • Visitors to the proposal would cause local parking problems. • The proposal would be an intrusion into the lives of local residents. <p>It was moved and seconded that the application be refused. 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 the additional informative in the Addendum:</p> <p><i>'You are advised that any resubmission of this application should be accompanied by details and plans which demonstrate that appropriately located, sized, secure and covered storage for refuse and recycling facilities would be provided'.</i></p> | |
| 33. | <p>REAR OF 54 SWAKELEYS DRIVE, ICKENHAM - 53998/APP/2010/854 (Agenda Item 10)</p> <p>At the beginning of the item the Chairman explained that the petition in objection to the application had been withdrawn and so there were no speaking rights on the item.</p> <p>It was moved and seconded that the application be approved. 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 and amending Condition 24 by deleting the words 'where possible'.</p> | <p>Action by</p> <p>Matthew Duigan & James Rodger</p> |

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| 34. | <p>FORMER MILL WORKS, BURY STREET, RUISLIP - 6157/APP/2010/1383 (<i>Agenda Item 11</i>)</p> <p>In accordance with the constitution a Ward Councillor spoke in objection to the application.</p> <p>Points raised by the Ward councillor included:</p> <ul style="list-style-type: none"> • The proposal would not reflect the pattern of development within the Conservation Area • The proposed gates would be out of keeping with the surroundings and fail to harmonise with the character and appearance of the Ruislip Village Conservation Area. <p>The Applicant / Agent were not present at the meeting.</p> <p>Members were referred to a letter and photographs provided by the agent which had been circulated before the meeting and noted the request for the item to be deferred.</p> <p>During the course of their discussions, Members agreed that the proposal was out of keeping with the character of the area and would have a detrimental effect on the amenity of the Ruislip Village Conservation Area and surrounding street scene.</p> <p>It was moved, seconded that the application be refused. 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> | <p>Action by</p> <p>Matthew Duigan & James Rodger</p> |
| 35. | <p>ANY ITEMS TRANSFERRED FROM PART 1 (<i>Agenda Item 12</i>)</p> <p>None</p> | |
| 36. | <p>ANY OTHER BUSINESS IN PART 2 (<i>Agenda Item 13</i>)</p> <p>None</p> | |
| 37. | <p>ENFORCEMENT REPORT - PART 2 (<i>Agenda Item 14</i>)</p> <p>It was moved and seconded that Officer’s recommendation be enforced. On being put to the vote, enforcement action was unanimously agreed.</p> <p>Resolved – It was agreed that the Officer’s recommendation be enforced, subject to the amendment of section 1.6 of the recommendation and replacing '3 months' with '6 months'.</p> | <p>Matthew Duigan & James Rodger</p> |
| | <p>The meeting, which commenced at 7.00 pm, closed at 8.17 pm.</p> | |

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Report of the Head of Planning & Enforcement Services

Address 12 EASTBURY ROAD NORTHWOOD

Development: Part two storey, part single storey front extension with 1 side rooflight, first floor side/rear extension to include 3 side dormers and 3 side rooflights, with external staircase to rear to provide additional bedrooms and alterations to existing, external alterations and new landscaping (involving demolition of bay window to ground floor rear, part first floor external wall and part of the west elevation wall).

LBH Ref Nos: 1901/APP/2010/244

Drawing Nos: 0912/2.02
Transport Statement (February 2010)
1.04/0912
Design & Access Statement
0912/1.02 Rev. B
0912/2.03
0912/1.03

Date Plans Received: 09/02/2010

Date(s) of Amendment(s):

Date Application Valid: 10/03/2010

1. SUMMARY

Planning permission is sought for the erection of a two storey front and first floor side extensions with associated elevational alterations. The application property is an attractive 'Arts & Crafts' style building which forms a group with 10, 14 and 16 Eastbury Road. The proposed development is not considered to harmonise with the character, proportions and appearance of the main house. The proposed extensions would represent an incongruous and visually intrusive form of development which would be detrimental to the appearance of the street scene and the character and appearance of the Northwood/Frithwood Conservation Area. The proposal would also harm the residential amenities of the occupiers of nearby properties.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey front extension by reason of its overall size, siting, design and appearance would fail to harmonise with the architectural composition, character, proportions and appearance of the main building. It would not appear subordinate and would detract from the character and visual amenities of the existing property, the street scene and the character and appearance of the Northwood/Frithwood Conservation Area, contrary to policies BE4, 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 NON2 Non Standard reason for refusal

The proposed first floor side extension, by reason of its overall size, scale, bulk, siting,

design and appearance would represent an incongruous and visually intrusive form of development which would fail to harmonise with the architectural composition, character, proportions and appearance of the main building. It would appear overly bulky and cramped in the street scene and as such would have a detrimental impact on the character and visual amenities of the street scene and surrounding area generally, and on the character and appearance of the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed external staircase, by reason of its siting, size and design, would have a detrimental impact on the appearance of the main building. It would be detrimental to the character and visual amenities of the street scene and surrounding area generally, and the character and appearance of the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

4 NON2 Non Standard reason for refusal

The proposed dormer windows, by reason of their number, overall size, scale, position and appearance would represent an incongruous and visually intrusive form of development which would fail to harmonise with the architectural composition, character, proportions and appearance of the main building. They would thus have a detrimental impact on the character and visual amenities of the surrounding area generally and on the character and appearance of the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

5 NON2 Non Standard reason for refusal

The proposed first floor side extension, by reason of its overall size and proximity to the side boundary, would result in a closing of the visually open gap between this and the neighbouring properties 10 Eastbury Road and 1 & 2 Carew Lodge, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and character and appearance of the Northwood/Frithwood Conservation Area. The proposal is therefore contrary to policies BE4, BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

6 NON2 Non Standard reason for refusal

The proposed development by reason of the siting of the proposed dormer windows would result in the perceived/actual overlooking of the adjoining property, 14 Eastbury Road, causing an unacceptable loss of privacy to the adjoining occupiers. The proposal is therefore contrary to policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7 NON2 Non Standard reason for refusal

The proposed first floor side extension, by reason of its overall height and length of projection would result in an overdominant/visually intrusive form of development when viewed from the rear ground and first floor windows at 1 & 2 Carew Lodge. Therefore, the proposal would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity, contrary to policies BE19 and BE21 of the of the adopted

Hillingdon Unitary Development Plan (Saved Policies 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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.

| | |
|----------|---|
| BE4 | New development within or on the fringes of conservation areas |
| 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. |
| 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. |
| 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): 5.0 Side and First Floor Side Extension: Two Storey 8.0 Front Extensions, Porches and Bay windows |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |
| CACPS | Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007) |

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site, known as Eastbury Road Nursing Home, is located on the east side of Eastbury Road and forms a group with Nos. 10, 14 and 16 dating from circa 1910. It comprises an 'Arts and Crafts' style two storey detached house with a front gable wing, a centrally positioned rear gable end, part two storey and single storey side/rear wing along the southern boundary, a single storey rear extension with rear projection along the northern side boundary, and a centrally positioned conservatory, all set within a large plot. The front area has been hard surfaced for car parking and mature trees lie at front with a

mix of trees and hedges along the side boundaries. The rear garden also has mature trees and two detached sheds lie at the end of the garden.

To the north lies 14 Eastbury Road, a two storey detached house also set within a spacious plot. To the south lies 10 Eastbury Road, a two storey attached house. Attached to the rear of that property is 1 & 2 Carew Lodge, with 3-7 Carew Lodge, further east, all two storey buildings. The street scene is residential in character and appearance, comprising predominantly two storey detached houses of varying designs and the application site lies within the Northwood/Frithwood Conservation Area, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is also covered by TPO 150.

3.2 Proposed Scheme

Planning permission is sought for the erection of a part two storey gable end front extension and a part first floor, part two storey side/rear extension over the existing single storey side/rear wing along the southern side boundary.

The design of the proposed first floor front extension would be similar to the existing front gable end wing. It would be set flush with the northern flank wall and at ground floor level and would extend 2.5m beyond the front wall. It would measure 5.5m wide at ground floor level at which point it would step back 1.1m towards the building to be 1.4m deep and 4.2m wide, resulting in an overall width of 9.7m. The proposed front extension would be finished with a front gable end incorporating a catslide roof along the northern side, with an eaves height of 2.2m above ground, and a hip end roof along the southern side, with an eaves height of 5.5m above ground matching the eaves height of the existing front wing on the opposite side of the front elevation of the building.

A large first floor window is proposed in the gable end. The first floor would provide additional accommodation to one of the existing single rooms, while the ground floor element would provide a kitchen and staff room in the forward most part of the extension with the recessed part providing a new office area and entrance with a flat roof canopy above. A ramped access is also proposed in front of the new entrance.

The proposed first floor side extension would follow the footprint of the ground floor element. At front, it would be set some 0.6m behind the existing recessed two storey side wing and would measure 2.7m wide at front, widening to 6.3m at rear, and finished with a gable end dual pitched roof 4.9m high at eaves level along the southern flank wall, 4.3m high at eaves level facing the courtyard of the building, and 7.7m high at ridge level. The proposed first floor would result in the raising of the eaves and roof ridge along the southern side boundary by 0.7m and 0.9m, respectively.

The front gable of the first floor side extension would be finished with hanging tiles with the rear gable end finished in white render. The inner courtyard elevation would comprise ground floor windows with 3 dormer windows within the roof slope, set 1.4m apart. They would each measure 2.5m wide, 1.5m deep, and finished with a flat roof with overhang, 2.6m high. The proposed first floor would provide 3 single rooms.

A galvanised steel escape staircase is proposed to the rear of the first floor side extension which would provide access down to the rear courtyard. The escape staircase would measure 1.2m wide and 5.2m long, along the face of the building, at which point it would angle away into the rear courtyard. The proposed staircase would measure 4.2m high at its highest point, supported by steel posts, and comprise mesh and steel handrails.

The applicant has advised that there are currently 20 bed spaces (5 double bedrooms/10 single bedrooms). Furthermore, the existing office has limited surveillance of the entrance to the home, there is no separate staff room facilities; additional kitchen and general storage is urgently needed, there is currently no lift, and there is demand for more single rooms. Therefore, general upgrading of rooms and facilities is essential to provide modern amenities for its occupiers.

The proposal would create 21 bed spaces (3 double rooms/15 single bedrooms), thereby increasing the number of single rooms available. The applicant further advises that the works are to improve the accommodation, rather than to increase the number of residents.

3.3 Relevant Planning History

1901/APP/1999/2146 Eastbury Nursing Home 12 Eastbury Road Northwood
ERECTION OF A REAR CONSERVATORY

Decision: 04-02-2000 Approved

1901/E/81/1404 Tudor Lodge, 12 Eastbury Road Northwood
Erection of kitchen extension and variation of condition 3 of planning permission ref.1901/1032 to allow use by 19 residents.

Decision: 29-04-1982 Withdrawn

1901/F/83/0316 Tudor Lodge, 12 Eastbury Road Northwood
Change of use of part of ground floor from residential home for the elderly to doctor's surgery.

Decision: 06-05-1983 ALT

1901/G/83/0973 Tudor Lodge, 12 Eastbury Road Northwood
Medical/Health development - 94 sq.m. (Full)(P)

Decision: 04-10-1983 Refused

1901/H/83/1511 Tudor Lodge, 12 Eastbury Road Northwood
Mixed development on 0.162 hectares (full)(P)

Decision: 02-12-1983 Refused

1901/J/83/1825 Tudor Lodge, 12 Eastbury Road Northwood
Extension/Alterations to Medical/Health premises (P) of 440 sq.m.

Decision: 13-03-1984 PRN

1901/K/84/1560 Tudor Lodge, 12 Eastbury Road Northwood
Details in compliance with 01901/83/1825 (P)

Decision: 11-10-1984 Approved

1901/L/84/1867 Tudor Lodge, 12 Eastbury Road Northwood
Details in compliance with 01901/83/1825 (P)

Decision: 03-12-1984 Approved

1901/M/85/3037 Tudor Lodge, 12 Eastbury Road Northwood
Advertisement (P)

Decision: 26-04-1985 Withdrawn

1901/N/86/0751 Tudor Lodge, 12 Eastbury Road Northwood
Extension/Alterations to Home/Institute (P) of 108 sq.m.

Decision: 29-07-1986 Refused

1901/P/88/0268 Tudor Lodge, 12 Eastbury Road Northwood
Erection of single-storey rear extension to accommodate 3 bedrooms & bathroom

Decision: 09-08-1988 Refused

1901/R/89/1030 Tudor Lodge, 12 Eastbury Road Northwood
Erection of a single-storey rear extension to form 2 bedrooms and W.C.'s to nursing home

Decision: 12-10-1989 Refused

1901/S/89/1031 Tudor Lodge, 12 Eastbury Road Northwood
Erection of a single-storey rear extension to form 2 bedrooms and W.C.'s to nursing home
(duplicate application)

Decision: 14-02-1990 DOE **Appeal:** 14-02-1990 Part Allowed

1901/W/92/1388 12 Eastbury Road Northwood
Details of scheme of landscaping in compliance with condition 4 of Secretary of State's appeal
decision ref.T/APP/R5510/A/89/129695/P4 dated 14.2.90; Erection of a single storey rear
extension

Decision: 06-10-1992 Approved

Comment on Relevant Planning History

This application is accompanied by an application for conservation area consent for the demolition of the bay window at ground floor rear and part of the first floor front and west elevation walls.

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:

| | |
|----------|---|
| BE4 | New development within or on the fringes of conservation areas |
| 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. |
| 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. |
| 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): 5.0 Side and First Floor Side Extension: Two Storey 8.0 Front Extensions, Porches and Bay windows |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |
| CACPS | Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007) |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **21st April 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

25 adjoining owner/occupiers and the Northwood Residents Association consulted. The application has been advertised as a development that affects the character and appearance of the Northwood/Frithwood Conservation Area. 5 letters of objection and a petition with 60 signatures have been received making the following comments:

- (i) The proposal would result in a loss of daylight to the units in 1 & 2 Carew Lodge;
- (ii) The escape staircase would result in direct overlooking into the habitable rooms of the flats in 1 & 2 Carew Lodge;
- (iii) The proposal would add to the bulk and scale of the existing building to its detriment;
- (iv) The resultant two storey side extension would be adjacent to the side boundary contrary to policy BE22.

- (v) The proposal would represent an overdevelopment of the site;
- (vi) The proposal would appear overdominant when viewed from the habitable room windows at 1 Carew Lodge;
- (vii) The dormer windows would result in direct overlooking into 14 Eastbury Road;
- (viii) The proposed front extension would breach the front building line;
- (ix) The proposal would have a detrimental impact on the character and appearance of the street scene and the conservation area;
- (x) The proposal would result in a building that would be overdominant in relation to neighbouring buildings;
- (xi) The escape staircase would be visible from Carew Road and would have an adverse impact on the street scene; and
- (xii) The proposal would result in additional noise and disturbance.

Carew Lodge Residents' Association:

- (i) The proposal would have a negative impact on the conservation area;
- (ii) The additional extensions would result in an overdominant building; and
- (iii) The proposed first floor would harm the residential amenities of the occupiers of 1 & 2 Carew Road.

Ward Councillor: Requests that this application is determined by the Planning Committee.

Nick Hurd MP: "I am writing on behalf of a number of residents in Carew Road who are very concerned about the plans set out in Application ref: 1901/APP/2010/244 and /245.

Their concerns are about loss of visual amenity and the impact on the street scene. In particular the residents of 2 Carew Lodge are concerned that a proposed external staircase will overlook their house. I hope that these concerns will be given due consideration by Planning Officers."

Internal Consultees

Trees/Landscape Officer:

This site is covered by a Tree Preservation Order and is inside Northwood Conservation Area.

There are three trees protected by TPO 150 (T7, T8 and T9) and several other trees situated in the front garden and also a Sycamore and several other mature trees in the rear garden. All are shown as retained on the plans, however a tree report has not been submitted.

The trees in the front garden are afforded some protection by the hard, parking surface, however in order to protect the trees' crowns during development, fencing should be erected around the trees. Furthermore, protective fencing will be required in the rear garden to protect the Sycamore

Therefore, in order to address the above points, subject to conditions TL1, TL2 and TL3, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

Conservation Officer:

This is an attractive property within the Northwood/Frithwood Conservation Area. The building forms a group with Nos. 10, 14 and 16, and these together, have been proposed to be included in the Local List. Designed by C.H.B. Quennell in 'Arts and Crafts' style, the group dates from circa 1910. No.12 is a simply designed building in red brick with tiled hipped roof and a slightly projecting right wing with gable.

The original house has been converted into a nursing home and has been extended substantially in

the past. The current scheme proposes further extensions to the front and a first floor extension to the side. The property lies on the side boundary with the adjacent dwelling, with very little set back.

Given the site's sensitive location within the conservation area and the architectural quality of the building, it is felt that the proposed front extension would compromise the integrity and the overall composition of the original building. Within conservation areas, extensions should be subservient to the main house and as such the front extension would fail to be so and would detrimentally alter the building's appearance. The extension does not comply with paragraph 8.1 of the HDAS guidance on Residential Extensions and would, therefore, be unacceptable in principle.

Whilst there is an existing side extension to the building, an additional floor to the same would add considerable bulk to the overall elevation. Being on the boundary with the adjacent dwelling, this would lead to a very poor relationship between the two buildings and would be considered detrimental to the street scene and appearance of the area. Due to the stepped foot print of the building to the front, the relationship between the hip end and gable end of the two elements is also considered poor.

The proposed dormers, whilst not visible directly from the front, are over large and do not appear to sit comfortably on the proposed roof form. The proposed fire escape from this part of the extension, would be considered visually intrusive, and may lead to overlooking and amenity issues. The extension would therefore be unacceptable.

Given the planning history of the site, from a conservation point of view, it is felt that there is very limited scope of extending the building further. First floor addition to the existing rear extension may be considered more appropriate for the site.

Conclusion: Unacceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of extending existing properties in residential areas is acceptable and any extension would need to comply with the Council's policies and standards.

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 in Section 7.07.

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

As stated above, the application property forms a group with Nos. 10, 14 and 16, and these together, have been proposed to be included in the Local List.

The application property once formed a dwellinghouse but has since been converted to a nursing home. It has been substantially extended in the past principally with a part two storey side extension and single storey side wings. However the design and integrity of the main house remains intact and as such, any further extensions should maintain this, given the property's sensitive location within the conservation area and its architectural

quality.

It is acknowledged that the proposed front extension has been design to match the existing front gable wing. However, it is considered that this element of the scheme would not maintain the character and integrity of the original building. The proposed front extension would dominate the front elevation and would not appear subordinate.

The proposed first floor side extension is considered to be visually intrusive and would not maintain the character, proportions and appearance of the main building. It would appear overtly bulky and would fail to harmonise with the architectural composition of the main building. Furthermore, the proposed first floor would no retain a sufficient gap to the side boundary with 10 Eastbury Road and 1 & 2 Carew Lodge, and as such would appear cramped, overdominant and would detract from the open character and visual amenities of the street scene.

The proposed dormers, whilst not visible directly from any public vantage point, are considered to be over large and would not appear to be subordinate to the roof slope within which they would be set. The proposed fire escape is considered to be unsightly, visually intrusive, and would have a detrimental effect on the appearance of the street scene as it would be visible from a point in Carew Road.

It is therefore considered that given the sensitive nature of the site and the buildings attractive design, the proposed extensions and additions would have a detrimental impact on the character and appearance of the street scene and surrounding area generally and would not preserve or enhance the character and appearance of the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE13, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 5.0 and 8.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

7.08 Impact on neighbours

The proposed front extension would project beyond the front wall of 14 Eastbury Road. However it would be some 8m from the flank wall of that house and this distance is sufficient to ensure that this element of the scheme would not breach a 45 degree line of sight taken from the ground floor front habitable room window at 14 Eastbury Road, closest to the side boundary with the application site. As such, the proposed front extension would not harm the residential amenities of the occupiers of that house through overdominance, visual intrusion and overshadowing.

The proposed dormer windows would however, result in perceived/actual overlooking onto the private amenity space of 14 Eastbury Road. It is acknowledged that the existing trees and high hedge along the boundary between the two properties would provide some screening, however, this is not considered to be sufficient to prevent perceived overlooking.

10 Eastbury Road and 1 & 2 Carew Lodge lie some 1m to 1.5m from the southern side boundary of the application site. These properties have either non-habitable room windows or secondary habitable room windows along the flank walls facing the application site. The proposed first floor side extension would result in the raising of the eaves and roof ridge of the existing side extension by 0.7m and 0.9m, respectively. Given the close proximity of the proposed first floor side extension, the proposal would appear overdominant from these flank windows, however, it is considered that as these windows are not principle habitable room windows or provide natural light to non-habitable rooms, a

refusal of planning permission on the grounds of overdominance relating to these windows would not be sustained at appeal.

The existing side extension projects some 5m beyond the rear wall of 1 & 2 Carew Lodge. This length of projection together with the proposed increase in height to form the first floor extension, would breach the 45 degree line of sight taken from the ground and first floor habitable room windows in that property closest to the side boundary with the application property, thereby representing a visually intrusive and overdominant form of development which would harm the residential amenities of the occupiers of 1 & 2 Carew Lodge.

The proposed staircase would be some 8m from the north western flank wall of 3-7 Carew Road. There are no habitable room windows in this flank wall and as the private amenity space for this block lies to the rear, no overlooking and loss of privacy would result.

10 Eastbury Road and 1 & 2 and 3-7 Carew Road lies to the south of the application site and therefore, the proposal would not result in an increase in overshadowing. The increase in 1 additional bedspace is not considered to generate additional noise and disturbance.

Overall, the proposal would be contrary to policies BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Overall, the scheme results in an improvement in living conditions for occupiers of the nursing home.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There are no specific parking standards for residential care homes in the Councils' adopted car parking standards. Therefore, the proposal has been considered on an individual basis. It is noted that no additional staff are proposed.

The proposal would result in an increase of 1 additional bed space and this is not considered to generate the need for additional off-street car parking, 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

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

There are protected trees close to the proposed development however, no trees will be affected by the proposed development. Subject to tree protection conditions, the proposal would accord 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

With regards to third party comments, these have been addressed in the report.

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 extensions are considered to have a detrimental impact on the character and architectural composition of the main building on this sensitive site. It would also result in an unneighbourly form of development which would harm the amenities of nearby residential properties. As such, this application is recommended for refusal.

11. Reference Documents

London Plan 2008

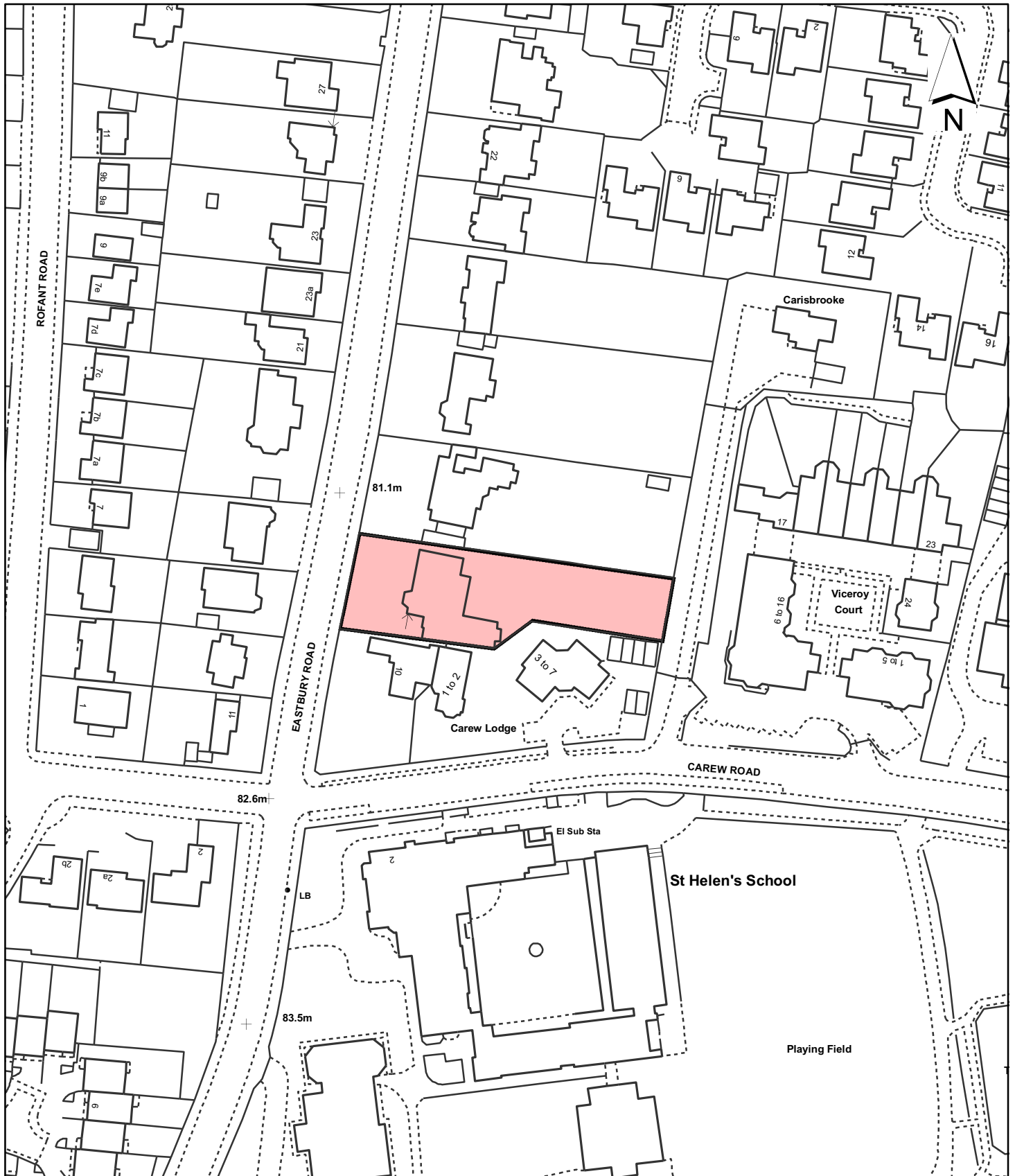
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Hillingdon Design & Accessibility Statement: Residential Extensions


Hillingdon Design & Accessibility Statement: Accessible Hillingdon

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



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Site Address

**12 Eastbury Road
Northwood**

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

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

Planning Application Ref:

1901/APP/2010/244

Scale

1:1,250

Planning Committee

North Page 28

Date

**September
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 12 EASTBURY ROAD NORTHWOOD

Development: Demolition of bay window to ground floor rear, part first floor external wall, part of the west elevation wall and several internal walls (Application for Conservation Area Consent)

LBH Ref Nos: 1901/APP/2010/245

Drawing Nos: 1.04/0912
Design & Access Statement
0912/2.02
Transport Statement (February 2010)
0912/1.02 Rev. B
0912/2.03
0912/1.03

Date Plans Received: 09/02/2010 **Date(s) of Amendment(s):**

Date Application Valid: 10/03/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site, known as Eastbury Road Nursing Home, is located on the east side of Eastbury Road and forms a group with Nos. 10, 14 and 16 dating from circa 1910. It comprises an 'Arts and Crafts' style two storey detached house with a front gable wing, a centrally positioned rear gable end, part two storey and single storey side/rear wing along the southern boundary, a single storey rear extension with rear projection along the northern side boundary, and a centrally positioned conservatory, all set within a large plot. The front area has been hard surfaced for car parking and mature trees lie at front with a mix of trees and hedges along the side boundaries. The large rear garden also has mature trees and two detached sheds lie at the end of the garden.

To the north lies 14 Eastbury Road, a two storey detached house also set within a spacious plot. To the south lies 10 Eastbury Road, a two storey attached house. Attached to the rear of that property is 1 & 2 Carew Lodge, with 3-7 Carew Lodge, further east, all two storey buildings. The street scene is residential in character and appearance, comprising predominantly two storey detached houses of varying designs, and the application site lies within the Northwood/Frithwood Conservation Area, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is also covered by TPO 150.

1.2 Proposed Scheme

Conservation Area Consent is sought for the part demolition of the front bay window and part of the front and west elevations of the property.

1.3 Relevant Planning History

1901/APP/1999/2146 Eastbury Nursing Home 12 Eastbury Road Northwood
ERECTION OF A REAR CONSERVATORY

Decision Date: 04-02-2000 **Approved** **Appeal:**

1901/E/81/1404 Tudor Lodge, 12 Eastbury Road Northwood

Erection of kitchen extension and variation of condition 3 of planning permission ref.1901/1032 to allow use by 19 residents.

Decision Date: 29-04-1982 **Withdrawn** **Appeal:**

1901/F/83/0316 Tudor Lodge, 12 Eastbury Road Northwood

Change of use of part of ground floor from residential home for the elderly to doctor's surgery.

Decision Date: 06-05-1983 **ALT** **Appeal:**

1901/G/83/0973 Tudor Lodge, 12 Eastbury Road Northwood

Medical/Health development - 94 sq.m. (Full)(P)

Decision Date: 04-10-1983 **Refused** **Appeal:**

1901/H/83/1511 Tudor Lodge, 12 Eastbury Road Northwood

Mixed development on 0.162 hectares (full)(P)

Decision Date: 02-12-1983 **Refused** **Appeal:**

1901/J/83/1825 Tudor Lodge, 12 Eastbury Road Northwood

Extension/Alterations to Medical/Health premises (P) of 440 sq.m.

Decision Date: 13-03-1984 **PRN** **Appeal:**

1901/K/84/1560 Tudor Lodge, 12 Eastbury Road Northwood

Details in compliance with 01901/83/1825 (P)

Decision Date: 11-10-1984 **Approved** **Appeal:**

1901/L/84/1867 Tudor Lodge, 12 Eastbury Road Northwood

Details in compliance with 01901/83/1825 (P)

Decision Date: 03-12-1984 **Approved** **Appeal:**

1901/M/85/3037 Tudor Lodge, 12 Eastbury Road Northwood

Advertisement (P)

Decision Date: 26-04-1985 **Withdrawn** **Appeal:**

1901/N/86/0751 Tudor Lodge, 12 Eastbury Road Northwood

Extension/Alterations to Home/Institute (P) of 108 sq.m.

Decision Date: 29-07-1986 **Refused** **Appeal:**

1901/P/88/0268 Tudor Lodge, 12 Eastbury Road Northwood

Erection of single-storey rear extension to accommodate 3 bedrooms & bathroom

Decision Date: 09-08-1988 Refused **Appeal:**
1901/R/89/1030 Tudor Lodge, 12 Eastbury Road Northwood
Erection of a single-storey rear extension to form 2 bedrooms and W.C.'s to nursing home

Decision Date: 12-10-1989 Refused **Appeal:**
1901/S/89/1031 Tudor Lodge, 12 Eastbury Road Northwood
Erection of a single-storey rear extension to form 2 bedrooms and W.C.'s to nursing home
(duplicate application)

Decision Date: 14-02-1990 DOE **Appeal:** 14-FEB-90 Part Allowed
1901/W/92/1388 12 Eastbury Road Northwood
Details of scheme of landscaping in compliance with condition 4 of Secretary of State's appeal
decision ref.T/APP/R5510/A/89/129695/P4 dated 14.2.90; Erection of a single storey rear
extension

Decision Date: 06-10-1992 Approved **Appeal:**

Comment on Planning History

This application is accompanied by an application for planning permission ref: 1901/APP/2010/244, for the erection of the two storey front extension, first floor side extension and elevational alterations.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 21st April 2010

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

25 adjoining owner/occupiers and the Northwood Residents' Association have been consulted. The application has been advertised as a development that affects the character and appearance of the Northwood/Frithwood Conservation Area.

No comments have been raised regarding the demolition of part of the main building.

Conservation Officer:

The original house has been converted into a nursing home, and has been extended substantially in the past. The current scheme proposes further extensions to the front and a first floor extension to the side. The property lies on the side boundary with the adjacent dwelling, with very little set back.

Given the site's sensitive location within the conservation area and the architectural quality of the building, it is felt that the proposed front extension would compromise the integrity and the overall composition of the original building. Within conservation areas, extensions should be subservient to the main house, and as such the front extension would fail to do so and would detrimentally alter the building's appearance. The extension does not comply with paragraph 8.1 of the HDAS guidance on Residential Extensions and would, therefore, be unacceptable in principle.

Whilst there is an existing side extension to the building, an additional floor to the same would add considerable bulk to the overall elevation. Being on the boundary with the adjacent dwelling, this would lead to a very poor relationship between the two buildings and would be considered detrimental to the street scene and appearance of the area. Due to the stepped foot print of the building to the front, the relationship between the hip end and gable end of the two elements is also considered poor.

The proposed dormers, whilst not visible directly from the front, are over large and do not appear to sit comfortably on the proposed roof form. The proposed fire escape from this part of the extension, would be considered visually intrusive, and may lead to overlooking and amenity issues. The extension would therefore be unacceptable.

Given the planning history of the site, from a conservation point of view, it is felt that there is very limited scope of extending the building further. First floor addition to the existing rear extension may be considered more appropriate for the site.

Conclusion: Unacceptable.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

PPS5 Planning for the Historic Environment

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the main building and the Northwood/Frithwood Conservation Area.

The application property forms a group with Nos. 10, 14 and 16, and these together, have been proposed to be included in the Local List. Designed by C.H.B. Quennell in 'Arts and Crafts' style, the group dates from circa 1910. No. 12 is a simply designed building in red brick with tiled hipped roof and a slightly projecting right wing with gable.

When considering applications for the demolition of buildings (or in part) within conservation areas, PPG5 advises that:

"There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification."

The application property makes a positive contribution to the Northwood/Frithwood Conservation Area. The proposed extensions to the main building are not considered to

be acceptable. It would therefore be premature to allow the demolition of part of the building prior to an acceptable scheme being agreed that would preserve or enhance the character and appearance of the conservation area.

As such, this application would be contrary to Policy BE4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The application property as a whole makes a positive contribution to the character and appearance of the Northwood/Frithwood Conservation Area. It would be premature to allow the demolition of part of the building prior to a suitable scheme being agreed that would preserve or enhance the character and appearance of the Northwood/Frithwood Conservation Area. The proposal is thus contrary to policy BE4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and Planning Policy Statement 5 'Planning for the Historic Environment.'

INFORMATIVES

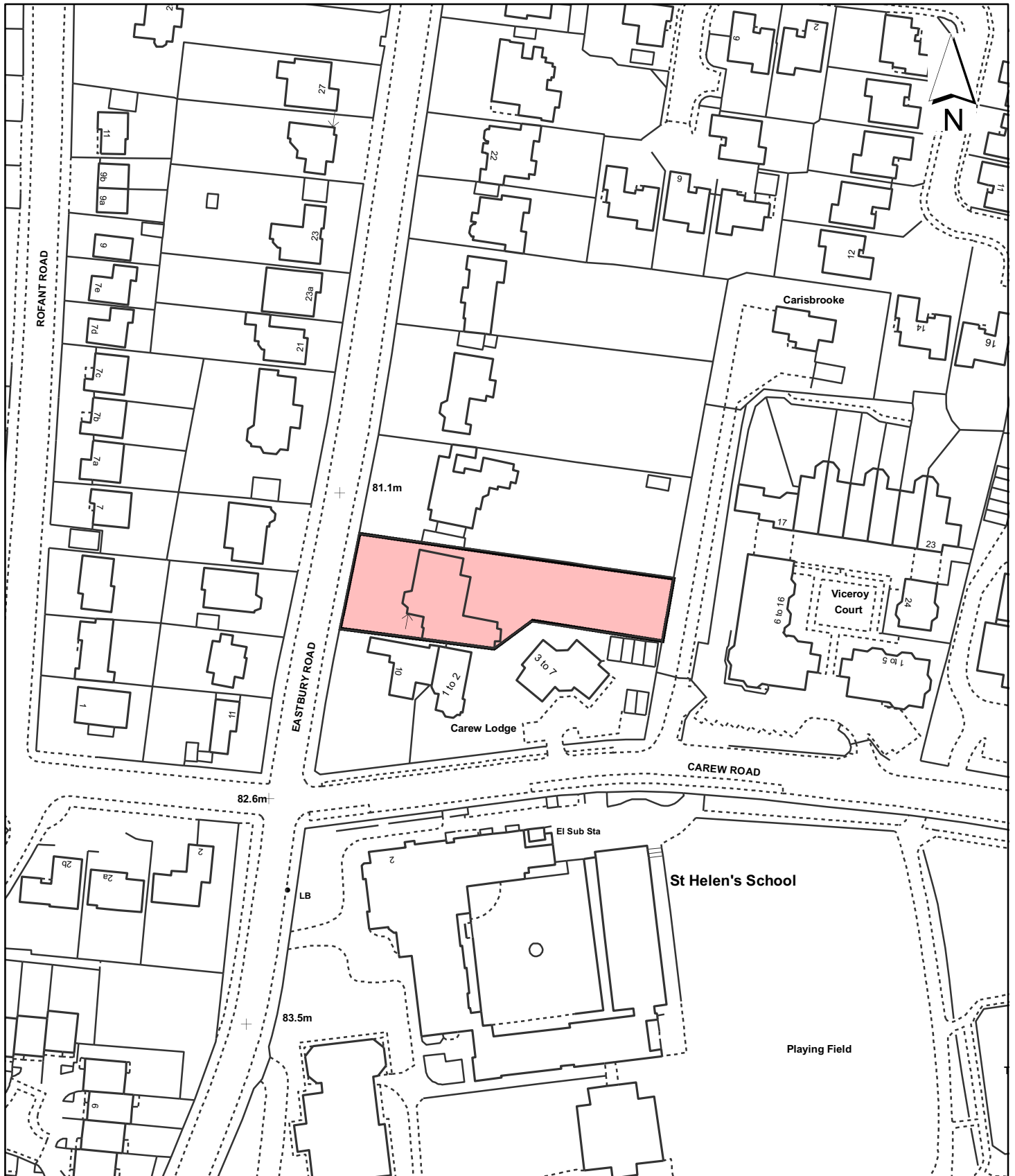
- 1 The decision to REFUSE Conservation Area Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights,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

BE4 New development within or on the fringes of conservation areas


PPS5 Planning for the Historic Environment

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



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Site Address

**12 Eastbury Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:

1901/APP/2010/245

Scale

1:1,250

Planning Committee

North Page 34

Date

**September
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address MOD EASTCOTE LIME GROVE RUISLIP

Development: Details of off-site highway works in compliance with condition 40 of planning permission ref.10189/APP/ 2007/3383 dated 21/02/2008: Redevelopment for residential purposes at a density of up to 50 dwellings per hectare.

LBH Ref Nos: **10189/APP/2009/1117**

Drawing Nos: 51-02 Rev. G
07-007/201 Rev. C
07-007/202 Rev. A
07-007/304 Rev.D
07-007/203 Rev. C
07-007/204 Rev. F
07-007/205 Rev. D
51-04 Rev. B
51-03 Rev. A

Date of receipt: 20/05/2009

Date(s) of Amendment(s):

1. ORIGINAL PLANNING REFERENCE

10189/APP/2007/3383

2. MAIN PLANNING CONSIDERATIONS

RELEVANT PLANNING HISTORY

The North Planning Committee resolved on 31 March 2005 to grant planning permission for the residential development, subject to the application being referred to the Secretary of State, the signing of a S299 legal Agreement and appropriate conditions. (ref 10189/APP/2004/1781).

The planning permission was issued on 9/3/2006, subject to the conditions imposed by the Planning Committee.

On 21/2/2008 four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

The location and specific details of an alternative access were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954).

Application ref: 10189/APP/2007/3383 was a section 73 application which varied condition 40 of the outline planning permission, to remove the requirement for traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street, as the signals would no longer be necessary, if the alternative access (Highgrove) went ahead. The varied condition required the developers to provide either a traffic light controlled access, as per the original outline planning permission, or such alternative access as the LPA agreed in writing. The condition then allowed the developer to commence construction on site whilst they resolved the technical issues concerning the alternative access. Under the terms of a separate legal agreement, the developer would have to elect whether to proceed with the traffic light controlled access or the alternative access. The developer has elected to proceed with the alternative access scheme rather than the signalised junction scheme.

Applications 10189/APP/2007/2463 (the approved signalised access) and 10189/APP/2007/3046 (the alternative access) related to reserved matters for the siting, design, external appearance and landscaping of two alternative schemes for residential purposes, at a density of 50 dwellings per hectare, pursuant to discharge of condition 3 of outline planning permission ref: 10189/APP/2004/1781 dated 09/03/2006 (later amended by virtue of outline permission ref: 10189/APP/2007/3383). One would allow for site using a traffic light controlled access and one would allow for a site using the alternative access. Both reserved matters schemes were approved on 31 March 2008. However, the developers have elected to proceed with the alternative access scheme Ref: 10189/APP/2007/3046.

DISCHARGE OF CONDITION

This application seeks approval of details, pursuant to the discharge of condition 40 of outline planning permission Ref: 10189/APP/2007/3383, relating to off site highway works at Elm Avenue, Lime Grove and Eastcote Road, to facilitate the redevelopment at the former RAF Eastcote site. Committee has requested that these details be brought back for determination.

Condition 40 states:

The development shall not commence until satisfactory waiting restrictions and traffic calming are in place along Lime Grove and the intersection of Lime Grove and Elm Avenue, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The erection of residential units north of public footpath R154 shall not commence until, either satisfactory traffic signals are in place at the site's intersection with Eastcote Road and at the intersection of Eastcote Road and Fore Street, or until an alternative access, in accordance with details to be submitted to and approved in writing by the Local Planning Authority is provided. The details of any signalisation and associated highway works along Eastcote Road and Fore Street, to minimize the visual impact on the adjacent conservation area, are to be submitted to the Local Planning Authority for approval, in consultation with the Council's Urban Design and Conservation Officer.

REASON

To ensure that adequate facilities are provided in accordance with the standards set out in the Hillingdon Unitary Development Plan Saved Policies (September 2007).

The submitted details relate to the following off site highway works:

1. Waiting restrictions and traffic calming along Lime Grove and the intersection of Lime Grove and Elm Avenue.

Condition 40 of the outline consent requires waiting restrictions in Lime Grove to be in place prior to the implementation of the development. These details were submitted in May 2009. A public consultation was carried out by the Highway Authority and ward councillors were notified in advance.

The detailed design of the Lime Grove/Elm Avenue and Elm Avenue/Oak Avenue Junctions also form part of this application and include waiting restrictions at these junctions. The priority traffic emerging from Kent Gardens to Lime Grove will be altered, with Lime Grove becoming the main road. Traffic calming is provided within the site boundary, just north of Kent Gardens/Lime Grove junction.

The Highway Engineer advises that the S278 Agreement has been signed for these works, which have been substantially completed apart from the curb build out at the junction of Elm Avenue and Lime Grove.

2. Off site highway works at Eastcote Road

Planning permission (ref:10189/APP/2007/2954) has already been granted for the new access road (Highrove) from Eastcote Road, to serve the main site and this new road has been completed. The current details include the off site highway works necessary to provide the priority junction, including road signage, road markings anti skid surfacing and an illuminated central refuge.

With regard to the Works to Eastcote Road, The Highway Engineer has commented that technical approval has been granted for the off site highway works and as such there are no objections.

3. Details of a proposed zebra crossing, including associated signage at Elm Avenue.

The relevant S278 Agreement has been signed and these works have already been implemented.

4. The proposed zebra crossing at Eastcote Road.

The submitted plans also include details of a proposed zebra crossing, including associated signage and markings, which was required by condition 20 of Planning permission ref:10189/APP/2007/2954 and is the subject of a separate application on this agenda.

The applicants have stated that the proposed works will be implemented within 3 months of the signing of the S278 works, to allow for the necessary Traffic Orders and consultations to be completed. Thereafter, it is programmed that the works will be completed within 6-8 weeks.

It is considered that the details submitted are acceptable and it is therefore recommended that condition 40 be discharged.

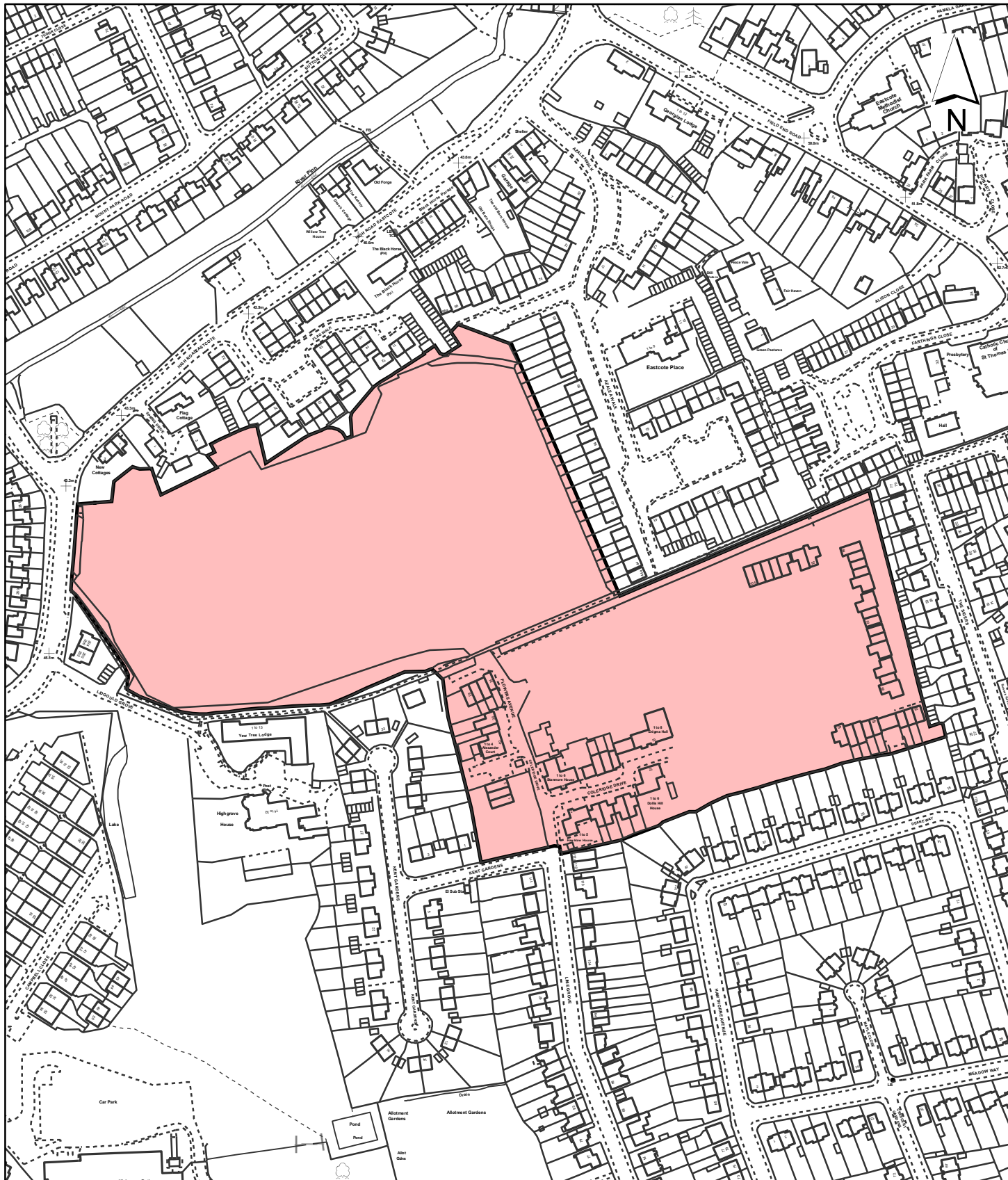
3. RECOMMENDATION


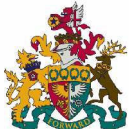
APPROVAL

INFORMATIVES

Contact Officer: Karl Dafe

Telephone No: 01895 250230



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| | <p>Planning Application Ref:</p> <p>10189/APP/2009/1117</p> | <p>Scale</p> <p>1:3,000</p> |  <p>HILLINGDON LONDON</p> |
| | <p>Planning Committee</p> <p>North Page 39</p> | <p>Date</p> <p>September 2010</p> | |

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Report of the Head of Planning & Enforcement Services

Address MOD EASTCOTE LIME GROVE RUISLIP

Development: Details of pedestrian crossing in compliance with condition 20 of planning permission ref.10189/APP/ 2007/2954 dated 03/03/2008: Proposed new access road from Eastcote Road to the boundary of R.A.F. Eastcote to facilitate the redevelopment of R.A.F. Eastcote for residential purposes.

LBH Ref Nos: 10189/APP/2010/168

Drawing Nos: 130515/51-02 Rev. G
E-mails from Taylor Wimpey dated 11th August and 7th September 2010

Date of receipt: 14/01/2010

Date(s) of Amendment(s):

1. ORIGINAL PLANNING REFERENCE

10189/APP/2007/2954

2. MAIN PLANNING CONSIDERATIONS

RELEVANT PLANNING HISTORY

The North Planning Committee resolved on 31 March 2005 to grant planning permission for the residential development, subject to the application being referred to the Secretary of State, the signing of a S299 Legal Agreement and appropriate conditions. (ref 10189/APP/2004/1781). The planning permission was issued on 9/3/2006, subject to the conditions imposed by the Planning Committee.

On 21/2/2008 four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

The location and specific details of an alternative access from Eastcote Road were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site, utilising the access currently serving the Highgrove House site.(Ref:10189/APP/2007/2954).

Application ref: 10189/APP/2007/3383 was a section 73 application, which varied condition 40 of the outline planning permission, to remove the requirement for traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street, as the signals would no longer be necessary, if the alternative access (Highgrove) went ahead.

The varied condition 40 required the developers to provide either a traffic light

controlled access, as per the original outline planning permission, or such alternative access as the Local Planning Authority approved in writing. The condition then allowed the developer to commence construction on site whilst they resolved the technical issues concerning the alternative access.

Under the terms of a separate legal agreement, the developer had to elect whether to proceed with the traffic light controlled access or the alternative access. (The developer has elected to proceed with the alternative access scheme rather than the signalised junction scheme).

Applications 10189/APP/2007/2463 (the approved signalised access) and 10189/APP/2007/3046 (the alternative access) related to reserved matters for the siting, design, external appearance and landscaping of two alternative schemes for residential purposes, at a density of 50 dwellings per hectare, pursuant to discharge of condition 3 of outline planning permission ref: 10189/APP/2004/1781 dated 09/03/2006 (later amended by virtue of outline permission ref: 10189/APP/2007/3383). One would allow for site using a traffic light controlled access and the latter would allow for a site using the alternative access.

Although both reserved matters schemes were approved on 31 March 2008, the developers have elected to proceed with the alternative access scheme Ref: 10189/APP/2007/3046.

DISCHARGE OF CONDITION 20

This application seeks approval of details of a proposed zebra crossing at Eastcote Road, including associated signage and an implementation programme, pursuant to the discharge of condition 20 of planning permission Ref: 10189/APP/2007/2954 (alternative access road to the development site) The new road has already been constructed.

Committee has requested that these details be brought back for consideration.

In the course of determining the full planning application for the alternative access road, the Highway Engineer identified a need for a pedestrian crossing in Eastcote Road, (should the alternative access scheme be implemented). The location of this crossing was not determined at that stage, but since then, the design and location has been the subject of detailed discussions between the Council's Highway Engineer and the developer's consultants.

In order to provide ample visibility in both directions, the crossing has been sited slightly to the north of the point where the public footpath leading into the site terminates in Eastcote Road.

The applicants have stated that the proposed works will be implemented within 3 months of the signing of the S278 works, to allow for the necessary Traffic Orders and consultations to be completed. Thereafter, it is programmed that the works will be completed within 6-8 weeks.

With regard to these works, the Highway Engineer has commented that technical approval has been granted for the off site highway works to Eastcote Road and as such, there are no objections to the discharge of condition 20. It is therefore recommended that the details be agreed and condition 20 be discharged.

3. RECOMMENDATION

APPROVAL

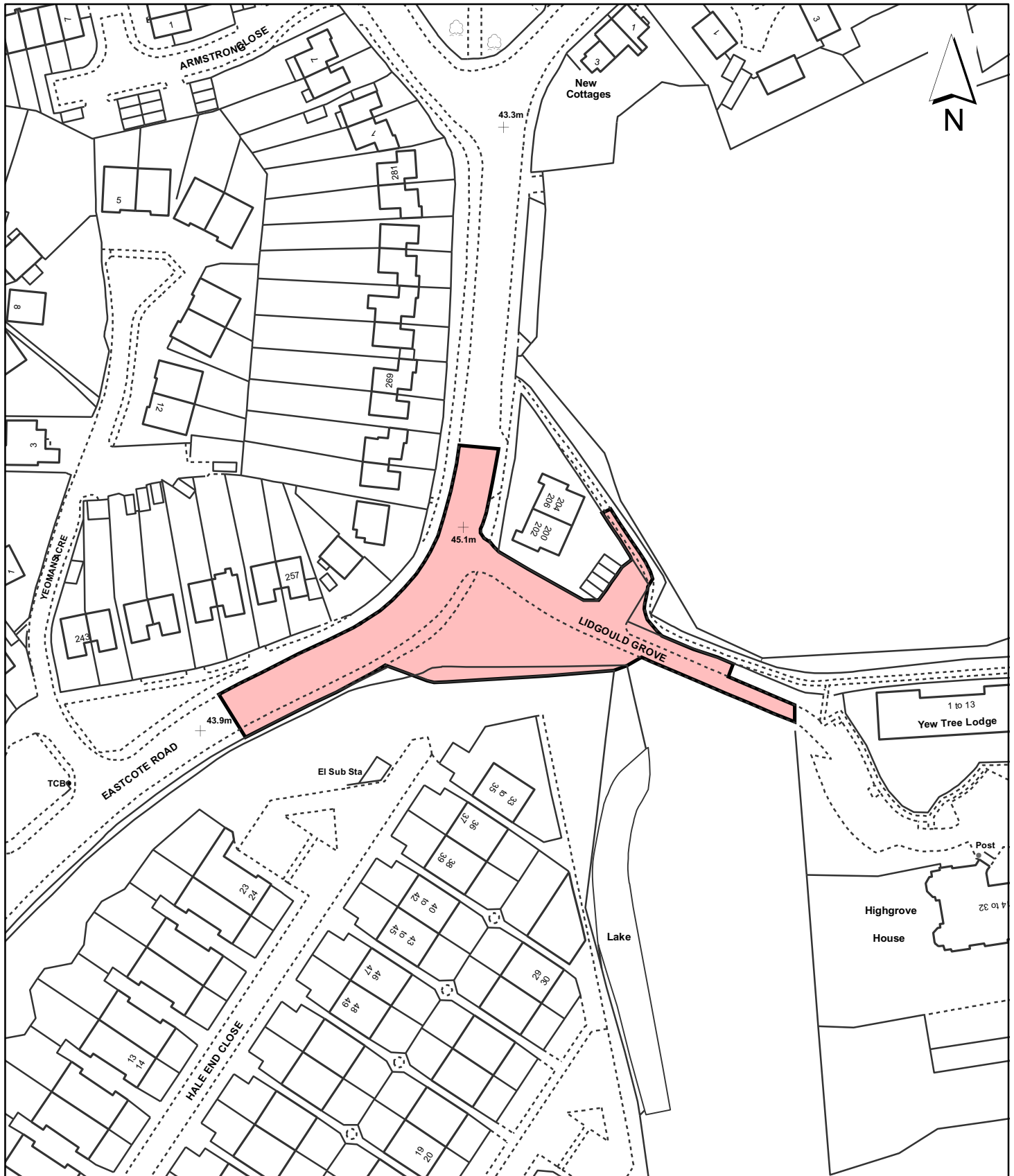
INFORMATIVES

1


For the avoidance of doubt, the implementation of the pedestrian crossing works shall commence within three months of the signing of the S278 Agreement relating to the Eastcote Road off-site highway works and shall be completed within 8 weeks thereafter, in accordance with the information contained in the e-mail dated 11th August 2010.

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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| | |
|--|---------------------------|
| Site Address | |
| MOD Eastcote Lime Grove Ruislip | |
| Planning Application Ref: | Scale |
| 10189/APP/2010/168 | 1:1,250 |
| Planning Committee | Date |
| North Page 44 | September 2010 |

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 63 LIME GROVE RUISLIP

Development: Erection of 3, three-storey townhouses involving the demolition of an existing house (Outline Application)

LBH Ref Nos: 27575/APP/2010/1983

Drawing Nos: 63-LG-S.4 (illustrative only)
63-LG-S.3 (illustrative only)
63-LG-S.1 (illustrative only)
63-LG-S.5 (illustrative only)
63-LG-S.2 (illustrative only)
63-LG-S.6 (illustrative only)
Location Plan to Scale 1:1250
Design and Access Statement

Date Plans Received: 23/08/2010 **Date(s) of Amendment(s):**

Date Application Valid: 31/08/2010

1. SUMMARY

This is an outline application for the demolition of the existing three-bedroom house on site, to be replaced with 3 three-storey townhouses. All matters have been reserved for subsequent approval so that this application is in effect considering the principle of the development; although various indicative plans have been submitted.

It is considered that the sub-division of the plot is excessive, which would not be compatible with the more spacious character of surrounding properties on Lime Grove and the three storey height of the townhouses would not be in keeping with the more traditional two storey houses and bungalows which characterise Lime Grove.

The application also does not provide information concerning the proposed access and parking arrangements and based on the indicative plans, the likely access arrangements to accommodate adequate off-street car parking provision would result in an excessively long crossover(s) and/or insufficient pedestrian refuge between the vehicular accesses, detrimental to highway safety.

Furthermore, the proposal would be likely to generate a requirement for a S106 contribution towards education facilities and no agreement has been secured at this stage.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of the introduction of three, three-storey townhouses on this residential plot would result in the excessive subdivision of the plot with resultant narrow plot widths that would appear unduly cramped and out of keeping with the more typical plot widths that characterise and define the spacious character of the surrounding residential area. Furthermore, the suggested three storey height of the townhouses

would appear unduly prominent and discordant, out of keeping with the more traditional two storey houses and bungalows of the surrounding area. The proposal would therefore be detrimental to the visual amenity of the street scene and character and appearance of the surrounding area, contrary to Planning Policy Statement 3 (as amended), the Mayor's Interim Housing Supplementary Planning Guidance (April 2010), Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts (July 2006).

2 NON2 Non Standard reason for refusal

The application does not provide detailed information concerning off-street car-parking provision and access arrangements. It is likely that the access arrangements to accommodate adequate off-street car parking provision would result in an excessively long crossover(s) and/or insufficient pedestrian refuge between the vehicular accesses, detrimental to highway and pedestrian safety. The proposal is therefore contrary to Policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NON2 Non Standard reason for refusal

The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

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. |
| 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. |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| H4 | Mix of housing units |
| H5 | Dwellings suitable for large families |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM9 | Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities |
| AM14 | New development and car parking standards. |
| LPP 4A.3 | London Plan (February 2008) |
| PPS3 | Housing |
| SPD | London Plan Interim Housing Supplementary Planning Guidance, April 2010 |
| HDAS | Residential Layouts Accessible Hillingdon |
| SPG | Council's Planning Obligations Supplementary Planning Document, July 2007 |

3

This decision is made on the basis that the application is outline only with all matters reserved and that the plans submitted are for illustrative purposes only.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the western side of Lime Grove, approximately 250m to the north of its junction with Myrtle Avenue. The site comprises a detached house with a detached side garage on a 512sqm plot with a 16m frontage onto Lime Avenue. Adjoining the house to the north is Lime Court, a purpose built block of four flats which has been designed to appear as a pair of semi-detached houses. To the south is a detached house, whereas at the rear, the site is adjoined by allotment gardens, the access to which is sited to the north of Lime Court, some 25m to the north of the application site.

Lime Grove gently slopes down in this vicinity from south to north so that there is an approximate 0.4m reduction in levels across the width of the site. The road also predominantly comprises detached and semi-detached houses and bungalows of varied design. The main exception to this is the re-development of RAF Eastcote, at the northern end of Lime Grove, which does involve three storey development.

The site forms part of the 'developed area' as identified in the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3.2 Proposed Scheme

Outline planning permission is sought for the demolition of the existing three-bedroom detached house and re-development of the site to provide 3 three-storey town houses. All matters have been reserved for subsequent approval. The floor plans and elevation details that have been submitted are therefore indicative. The application form does state that the houses would have 4 plus bedrooms.

The Design and Access Statement does state that parking will be provided in front of the units, although this has not been shown on the submitted plans. It also states that the building would be set back from the side boundaries by some 1.3m to allow access to the rear gardens.

3.3 Relevant Planning History

Comment on Relevant Planning History

Outline permission (27575/A/88/1256) was granted in September 1988 to demolish the existing house and erect two detached houses with integral garages.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- 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.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- LPP 4A.3 London Plan (February 2008)

| | |
|------|---|
| PPS3 | Housing |
| SPD | Londpn Plan Interim Housing Supplementary Planning Guidance, April 2010 |
| HDAS | Residential Layouts Accessible Hillingdon |
| SPG | Council's Planning Obligations Supplementary Planning Document, July 2007 |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

22 surrounding residential properties have been consulted. Two responses have been received, making the following points:

- (i) Proposed building is large and bulky, totally out of scale with current street scene. At 12m high, it is 3m higher than the existing roof line. It would be the only three storey building in Lime Grove. Proposal would be overdevelopment of the site;
- (ii) Loss of light to neighbours would be unacceptable;
- (iii) No.63 is one of older properties in the street and its mock Tudor architectural style fits in well with the existing buildings which are predominantly 1930s style. Proposed style of architecture is out of context with neighbouring properties;
- (iv) Existing parking in Lime Grove has been compromised by development at the MOD site, the adjacent maisonettes at Lime Court have inadequate parking and the allotments at the rear generate need for parking on the road. The lack of parking on this site would further aggregate existing problems, impacting upon the community. 2 spaces per dwelling should be provided with 1 on-street space for visitors;
- (v) Proposal contrary to government's policy on garden grabbing;
- (vi) Lime Grove, with 350 new dwellings under construction, is full to capacity.

Ward Councillor has requested that this application is dealt with by committee.

Ruislip Residents Association: No response has been received.

Eastcote Residents' Association:

We confirm that we object to this proposal for the following reasons:-

- (i) The current property occupying this site appears to be a good detached property and it would be vandalism to remove it. It is in keeping with the surrounding properties and fits well in the local environment;
- (ii) The proposed property would represent overdevelopment of the site and being 3 storeys high would be out of keeping with surrounding properties. With very limited space between the new properties and adjacent properties the new development will be overdominant;
- (iii) The architectural style is out of keeping with the surrounding properties;
- (iv) Parking arrangements are not clear, but if 3 adjacent bays in front of the properties and 3 adjacent drop kerbs into Lime Grove it will be unsafe for pedestrians;
- (v) Generally the details with the application are insufficient as there are no parking details, garden/open space proposals, waste/bin areas, cycle store areas.

We therefore ask that this application is rejected.

Eastcote Village Conservation Area Advisory Panel:

This proposal is not acceptable in this area. Lime Grove is one of the earliest roads to have been developed in Eastcote. The dwellings are mainly two storey detached houses or Bungalows, all with front gardens. There are also some semi-detached dwellings. There are not any terraced three storey properties.

This proposal states that the terraced houses will stand three metres higher than the existing house, this will be a very over dominant development. The width and height of this terraced group will destroy the spatial harmony of this part of Lime Grove.

The middle terrace house will not have access to the rear except through the house, this is not acceptable, and will mean that the bin store will be placed in the front garden, bin stores in front gardens are not acceptable in this area. If the bin store is in the front garden there will not be room for a car, which will cause more on street parking on this very busy narrow road.

The parking arrangements will mean the loss of the front garden. There are not any dimensions given for the extent of dropped kerb needed, but it would appear that it would be very difficult to place pedestrian islands along the 16 metres of the frontage.

We would ask that the room sizes are carefully checked to ensure that they comply with Accessible Hillingdon SPD 2010, and these proposed dwellings can be classed as life time homes. Also the garden space for each dwelling, meets the minimum 100 sq metres.

Views from Warrender Park will also be affected by the height of this proposal.

The extra width, depth and loss of front garden must surely be in contravention of PPS3.

We ask that this application be refused.

Internal Consultees

Highway Engineer:

The applicant has not provided information in connection with the proposed access and parking arrangements. The proposed dwellings would attract families; hence the associated car parking demand is likely to be 2 spaces per dwelling.

Based on the indicative plans, the likely access arrangements to accommodate adequate off-street car parking provision would result in an excessively long crossover(s) and/or insufficient pedestrian refuge between the vehicular accesses.

Consequently, the proposals are likely to be detrimental to highway safety, contrary to the Council's Policy AM7 of the UDP.

Tree Officer:

There is a mature hedge at the front of the site and trees at the rear of the site (park/allotments), but there are no significant trees on the site. Any development of the site should retain any landscape features of merit, and make provision for landscaping.

As all matters are reserved as part of this outline application, it is not possible to assess the

landscape impact of the scheme. However, there is scope for landscaping. Subject to conditions TL1, TL2, TL4 and TL6, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

Education Services:

Assuming the existing house has at least 5 rooms (3 beds, living room, kitchen/dining room) and the replacements have at least 6 rooms (4 beds, living room, kitchen/dining room)(similar layout, then I expect the net gain would be at least 13 rooms (18 proposed minus 5 existing).

The provisional assessment is £25,161.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within an established residential area where there would be no objection in principle to new residential development, subject to other policy considerations.

Additional guidance on the development of residential plots and gardens and the interpretation of related policies has recently been published, including a letter to Chief Planning Officers: Development on Garden Land dated 19/01/2010, The London Plan Interim Housing Supplementary Planning Guidance April 2010, and new Planning Policy Statement (PPS) 3: Housing adopted June 2010. These form an important material consideration in assessing development proposals. However, this application is for outline planning permission for 3 three-storey townhouses, where all matters have been reserved for subsequent approval, including siting. As such, the area of building coverage and the extent of development on existing garden land is only indicative at this stage. However, the indicative plans submitted with the application do not suggest that the take up of land at the rear would be excessive. Nonetheless, the narrow plot widths and cramped nature of the development would be out of character with the surrounding suburban street scene.

The existing house, although attractive, does not have any specific architectural or historic merit and therefore there are no objections to its loss.

7.02 Density of the proposed development

Policy 3A.3 of the London Plan (February 2008) advises that Boroughs should ensure that development proposals achieve the maximum intensity of use compatible with the local context, design principles and public transport accessibility. At Table 3A.2, the London Plan establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site is located within a suburban context and has a Public Transport Accessibility Level (PTAL) of 2. Taking these parameters into account, the matrix recommends a density of 35-95 u/ha, dependent on the size of the unit and 150-200 hr/ha. This proposal equates to a density of 59 u/ha with the number of habitable rooms being unknown. The unit density is within that recommended by the London Plan. Therefore no objections are raised to this aspect of the development in terms of Table 3A.2.of the London Plan (February 2008).

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

Not applicable to this application.

7.04 Airport safeguarding

No airport safeguarding issues are raised by the proposed development.

7.05 Impact on the green belt

As the application site is not within or adjoins the Green Belt, the application has no implications for the Green Belt.

7.06 Environmental Impact

This application does not raise any specific environmental issues.

7.07 Impact on the character & appearance of the area

This outline proposal would involve the subdivision of this residential plot into three. Typical plot widths on Lime Grove range from 8m to 23m, with a typical semi-detached house occupying a 9m wide plot. This proposal would introduce a typical plot width of just over 5m, much narrower than the smallest plots. It is considered that such a plot width would be unduly out of keeping with the more spacious plots typical within the street, resulting in an unduly cramped appearance to the development. Furthermore, although all matters have been reserved for subsequent approval, including scale, the application describes the townhouses as being three storey. The three storey height would exacerbate the narrowness of the plot widths, giving the townhouses greater vertical emphasis.

Residential properties within Lime Grove also typically comprise two storey houses or bungalows. The three storey height of the proposed townhouses, within the middle of Lime Grove, and in close proximity to the two storey height of the adjoining properties would also appear as a discordant addition to the street scene, out of keeping with the height of the typical residential properties. Although there are three storey residential blocks at the northern end of Lime Grove, these are separated from the properties in Lime Grove and as such, are not viewed within the same context. As such, the proposal would appear unduly prominent and discordant addition, detrimental to the visual amenities of the street scene and out of keeping with the character and appearance of the surrounding area. As such, the proposal is contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's HDAS: Residential Layouts.

7.08 Impact on neighbours

The proposal is for outline permission, where all matters, including layout and scale, have been reserved for subsequent approval.

There are no habitable room windows within the side elevations of the adjoining residential properties, Nos. 1 and 2 Lime Court and No. 61 Lime Grove that face onto the application site. Lime Court is sited to the north of the application site and immediately on the side boundary is a vehicular access which serves garages at the end of the rear garden. Given the relationship of this property to the application site, it is likely that any adjoining building would mainly overshadow the side elevation and front garden of this building. Furthermore, there are no adjoining properties at the rear of the site. It is therefore considered that providing the proposed development did not project too far at the rear and respected the general front building line of adjoining properties, as shown on the indicative plans, the proposed building, even with three storeys, would be capable of being accommodated within the site, without being unduly harmful to the amenities of surrounding residential occupiers. As such, the proposal does not conflict with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

This is an outline application with all matters, including layout and scale being reserved for subsequent approval. As such, the adequacy of the accommodation proposed is beyond

the remit of this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application does not provide detailed information as regards car parking provision. The Council's Highway Engineer advises that the proposed dwellings would attract families; hence the associated car parking demand is likely to be 2 spaces per dwelling. Furthermore, based on the indicative plans, the likely access arrangements to accommodate adequate off-street car parking provision would result in an excessively long crossover(s) and/or insufficient pedestrian refuge between the vehicular accesses.

Consequently, the proposals are likely to be detrimental to highway safety, contrary to the Council's Policy AM7 of the saved UDP.

7.11 Urban design, access and security

As the layout is not to be determined at this stage, the adequacy of the external amenity space can not be assessed.

7.12 Disabled access

Layout and access have been reserved for subsequent approval. Nonetheless, the units are considered to be of such a size that the applicant should be capable of achieving Lifetime Home standards for all 3 units. A condition could have been attached requiring compliance with Lifetime Homes standards, had the application been recommended favourably.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Tree Officer advises that as all the matters are reserved as part of this outline application, it is not possible to assess the landscape impact of the scheme. However, although no site/tree survey information has been submitted, it appears that no landscape features of merit would be affected by the development and there is scope for landscaping. Subject to various landscape conditions, the scheme would be acceptable in terms of Policy BE38 of the saved UDP.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Layout and design have been reserved for subsequent approval. As such, details of renewable energy and sustainability measures would not be resolved at this stage. However, a condition requiring the development to meet Code 4 of the Code for Sustainable Homes could have been attached, had the application been recommended favourably.

7.17 Flooding or Drainage Issues

This application does not fall within a flood risk area and a sustainable urban drainage system could have been sought by condition, had the application been recommended favourably.

7.18 Noise or Air Quality Issues

Residential development within a residential area would not raise any specific concerns regarding noise and air quality.

7.19 Comments on Public Consultations

The relevant planning comments raised by the individual respondents and the Eastcote

Residents Association have been dealt with in the main report. As regards the comments received from the Eastcote Village Conservation Area Advisory Panel, it should be noted that the application site does not form part of, nor is it located on the edge of the Eastcote Village or indeed any other conservation area.

7.20 Planning Obligations

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance.

Education Services advise that this scheme would generate a need for a contribution towards additional education space, and a provisional assessment estimates that a contribution of £25,161 would be required. As the application is being recommended for refusal, no detailed negotiations have been entered into with the developer in respect of this contribution. As no legal agreement to address this issue has been offered, the proposal fails to comply with Policy R17 of the UDP Saved Policies (September 2007) and it is recommended the application should be refused on this basis.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other relevant matters raised by 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 to this application.

10. CONCLUSION

It is considered that the sub-division of the plot to provide 3 plots is excessive, which would not be compatible with the more spacious character of surrounding properties on Lime Grove and the three storey height of the townhouses would not be in keeping with the more traditional two storey houses and bungalows which characterise Lime Grove.

The application also does not provide information concerning the proposed access and parking arrangements and based on the indicative plans, the likely access arrangements to accommodate adequate off-street car parking provision would result in an excessively long crossover(s) and/or insufficient pedestrian refuge between the vehicular accesses, detrimental to highway safety.

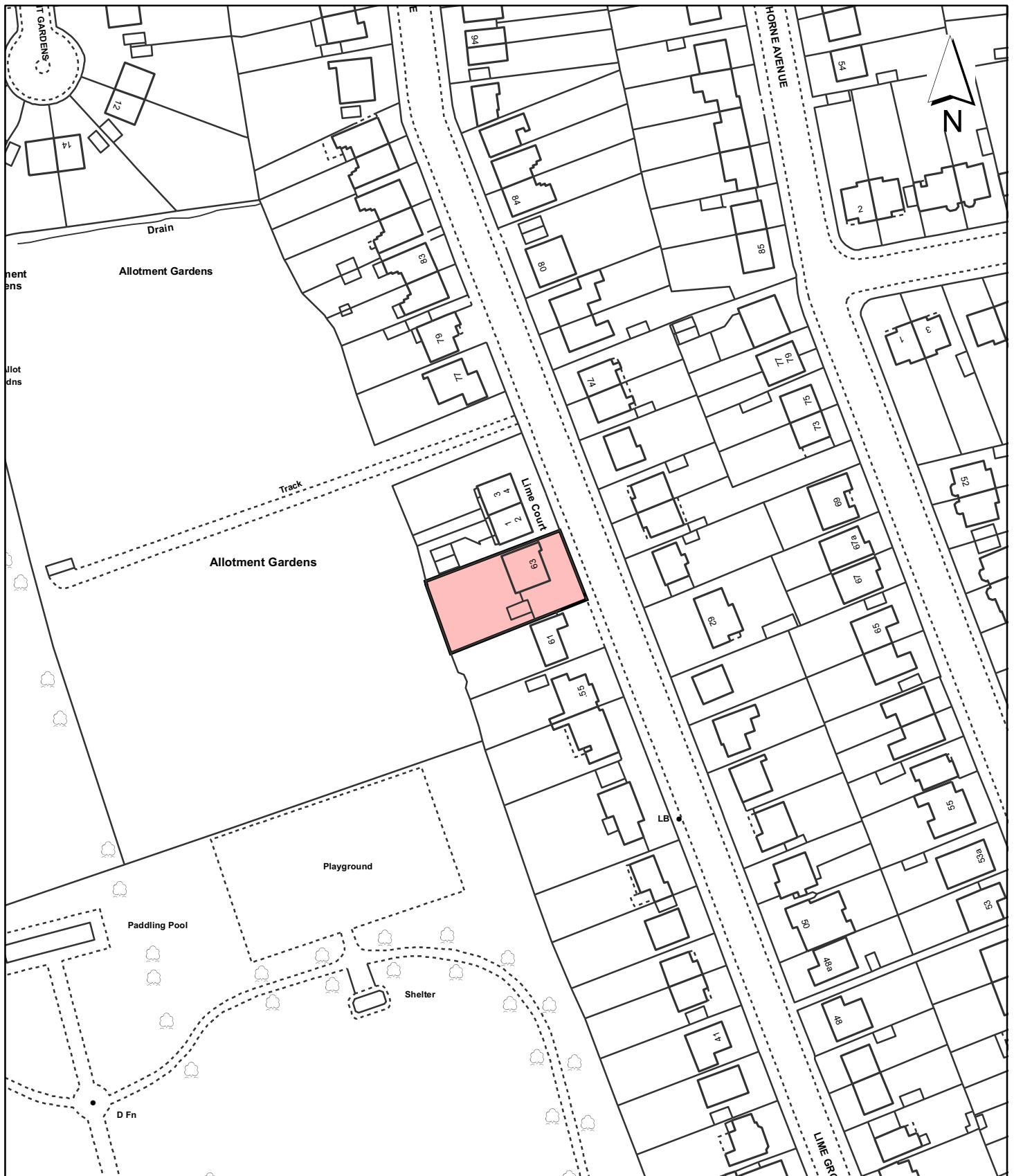
Furthermore, the proposal would be likely to generate a requirement for a S106 contribution towards education facilities and no agreement has been secured at this stage.

11. Reference Documents


PPS3: Housing (as amended)
London Plan (February 2008)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Mayor's Interim Housing Supplementary Planning Guidance, April 2010
HDAS: Residential Layouts (July 2006) & Accessible Hillingdon (January 2010)
Planning Obligations Supplementary Planning Document, July 2007 Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

63 Lime Grove Eastcote

Planning Application Ref:

27575/APP/2010/1983

Planning Committee

North Page 56

Scale

1:1,250

Date

September 2010

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 66 LONG LANE ICKENHAM

Development: Erection of two storey building with habitable accommodation in the roof space, containing 7 two bedroom flats (amendment to previously approved scheme 39319/APP/2007/171 dated 10-12-2007 to include 2 new rear dormers)

LBH Ref Nos: 39319/APP/2010/1601

Drawing Nos: Location Plan to Scale 1:1250
Design and Access statement
Tree Survey
06/2405/100E
06/2405/103C
06/2405/102A
06/2405/101A
06/2405/105G

| | | | |
|--------------------------------|------------|---------------------------------|------------|
| Date Plans Received: | 12/07/2010 | Date(s) of Amendment(s): | 12/07/2010 |
| Date Application Valid: | 25/08/2010 | | 25/08/2010 |
| | | | 26/08/2010 |
| | | | 03/09/2010 |
| | | | 08/09/2010 |

1. SUMMARY

Planning permission is sought for the erection of a two storey building with habitable accommodation in the roof space, comprising 7 x 2-bedroom flats, together with parking to the front, access drive and associated landscaping.

It is considered that the overall layout, density and design would result in a form of development which would harmonise with the surrounding area and would not be detrimental to the character and appearance of the Ickenham Village Conservation Area. The proposal would not detract from the amenities of adjoining occupiers and would provide a satisfactory standard of accommodation for future occupiers.

Furthermore, it is considered that the siting and impact of a building of this nature in this position has been established by the previous approval (39319/APP/2007/171) and it is considered the changes between the two proposals are minor in nature and would not result in any further loss of residential amenity and as such would be considered acceptable.

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, including the driveway surface, 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 M5 Means of Enclosure - details

Before the development is commenced, details of boundary fencing or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

REASON

To safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 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/BE15 [as appropriate] of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 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).

6 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).

7 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 No.64 Long Lane and the blocks of flats known as Nos.35-45 Pepys Close.

REASON

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

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

The window(s) facing No.64 Long Lane and the blocks of flats known as Nos.35-45 Pepys Close 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).

9 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 to the front of the building 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).

10 NONSC screened and secure storage of refuse/recycling

Notwithstanding the details shown on 06/2405/100E received on the 3rd September 2010, prior to the commencement of works on site, full details of the siting and design of the provision to be made for the screened and secure storage of refuse/recycling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON

To ensure that adequate facilities are provided, to safeguard highway safety and the visual amenities of the area, in accordance with policies BE4, BE13, BE19 and H7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 NONSC outdoor amenity areas

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans (including balconies where these are shown to be provided) has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan.

12 H1 Traffic Arrangements - submission of details

Notwithstanding the details shown on 06/2405/100E received on the 3rd September 2010, the development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, 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 must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure that adequate facilities are provided in order to safeguard highway safety and the visual amenities of the area, in accordance with policies BE4, BE13, BE19 and H7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 NONSC Parking bay for persons with disabilities

Notwithstanding the details shown on 06/2405/100E received on the 3rd September 2010, prior to development commencing, details of the location and dimensions of the parking bay for the person with disabilities 4.8m x 3.6m shall be submitted to and approved by the Local Planning Authority. The parking area shall be implemented in accordance with the approved scheme and thereafter permanently retained for so long as the development remains in existence.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with 'Saved Policy' H9 of the Hillingdon Unitary Development Plan (Saved Policies) 2007.

14 NONSC Allocation of parking bays

Prior to development commencing, details of the proposed arrangement which identifies the allocation of the parking spaces for each dwelling shall be submitted to and approved by the Local Planning Authority. The parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan and Chapter 3C of the London Plan.

15 NONSC Unobstructed sight lines

Unobstructed sight lines above a height of 1 metre shall be maintained where possible on both sides of the entrance to the site, 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.

16 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

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).

17 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.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (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.

18 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.

19 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).

20 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),

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).

21 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).

22 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).

23 TL21 Tree Protection, Building & Demolition Method Statement

Prior to development commencing on site, a method statement outlining the sequence of development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

REASON

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

24 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.

25 NONSC 'Lifetime Homes'

The dwellings hereby permitted shall be built in accordance with 'Lifetime Homes' Standards, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'. No development shall take place until plans and/or details to demonstrate compliance with the standards have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

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, 3A.13, 3A.17 and 4B.5.

26 OM14 Secured by Design

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 shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

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, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

27 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 the development has been designed to achieve level 4 of the Code has been submitted to, and approved in writing, by the local planning authority. The development shall not 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).

28 NONSC Educational facilities

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how additional or improved educational facilities will be provided within a 3 miles radius of the site to accommodate the primary and/or secondary school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with policy R17 of the Hillingdon Unitary Development Plan and the Councils Supplementary Planning Guidance on Educational Facilities.

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.

| | |
|------|---|
| BE4 | New development within or on the fringes of conservation areas |
| 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. |
| R17 | Use of planning obligations to supplement the provision of recreation, leisure and community facilities |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| HDAS | Residential Layouts |
| LPP 3A.3 | London Plan Policy 3A.3 - Maximising the potential of sites |
| LPP 3A.5 | London Plan Policy 3A.5 - Housing Choice |
| LPP 4B.1 | London Plan Policy 4B.1 - Design principles for a compact city. |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |

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 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.

6 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works 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.

7 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

8 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).

9 I21 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

10 I23 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

11 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.

12 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

This application concerns 66 Long Lane, a large detached property located on a plot of land 0.202 hectares in area. The property is located on the western side of Long Lane, approximately 40 metres to the north of its junction with Court Road. The existing house is one of a group of 5 larger detached houses on generous plots set back from the main road frontage behind groups of trees. These houses run northwards from the application site to the junction with Milton Road. Immediately to the south of the site are four blocks of two-storey flats, Nos. 23-77 (odd) Pepys Close, which are accessed from both Long Lane and Pepys Close. The rear gardens of semi-detached properties Nos. 11-21 (odd) Pepys

Close about the eastern boundary of the application site.

The site lies within the Ickenham Village Conservation Area as identified in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007). The Ickenham Conservation Area is an extensive area and has been identified by the Council as having three core areas each with their own distinctive character, The first is the village itself at the road junction of the High Road and Swakeleys Road with a cluster of buildings from the old village and the spacious Milton Court development to the south. The second is centred on the Grade 1 Listed Swakeleys House and takes in the grounds and the surrounding residential roads. The third is based on the Grade 1 Listed Ickenham Manor, Long Lane Farm and the Grade II Listed Ickenham Manor, Long Lane Farm and the Grade II Listed Cottages and school on Long Lane. However the areas between the core areas are included in the conservation area in view of the interconnection between the core areas and the importance therefore of the areas separating them.

3.2 Proposed Scheme

Planning permission is sought for the erection of two-storey block, with rooms in the roof to provide seven, two-bedroom flats (involving the demolition of the existing house). The block of flats would have nine car parking spaces, situated in the front garden. The proposal would involve the widening of an existing vehicular/pedestrian access at the entrance to the site onto Long Lane to 3.6m.

The block would be 20.2m wide and a maximum of 21.6m deep. The front elevation is divided up with a main section to the south and a subordinate section to the north. The main section is 13m wide with a height of 5.2m to the eaves and 9.6m to the ridge of the roof. The subordinate section is set back 1.5m from the front of the main section and is 7.2m wide, 15.2m deep and 7.5m high to the ridge of the roof. The building would be finished with pitched and hipped roof structures, including a front projecting gable to provide visual interest. The building would protrude approximately 2.4m closer to the road frontage than the existing house. A rear balcony feature to the living room of first floor flat and room within the roof is proposed. The car parking spaces to the front of the building have been laid out to enable the provision of landscaping between spaces

The design, location and size of the proposed building are similar to that approved by Ref. 39319/APP/2007/171, with the main differences being alterations to the fenestration details including the introduction of two additional rear facing dormer windows.

3.3 Relevant Planning History

39319/A/96/1644 66 Long Lane Ickenham
Erection of a two storey side extension

Decision: 07-02-1997 Approved

39319/APP/2002/2259 66 Long Lane Ickenham
ERECTION OF 12 TWO-BEDROOM AND 2 ONE-BEDROOM FLATS (IN TWO BLOCKS)
WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF
EXISTING DWELLINGHOUSE AND GARAGE)

Decision: 12-08-2003 Withdrawn **Appeal:** 12-08-2003 Withdrawn

39319/APP/2002/2368 66 Long Lane Ickenham
DEMOLITION OF DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA
CONSENT)

Decision: 19-03-2003 Refused **Appeal:** 26-09-2003 Dismissed

39319/APP/2002/2884 66 Long Lane Ickenham
DEMOLITION OF DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA
CONSENT)

Decision: 12-08-2003 Refused

39319/APP/2002/2885 66 Long Lane Ickenham
ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR
PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision: 26-09-2003 Not Determined **Appeal:** 26-09-2003 Dismissed

39319/APP/2003/1293 66 Long Lane Ickenham
ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR
PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision: 12-08-2003 Refused

39319/APP/2003/1505 66 Long Lane Ickenham
ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR
PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision: 12-08-2003 Refused

39319/APP/2004/1665 66 Long Lane Ickenham
ERECTION OF 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES WITH
GARAGES AND COURTYARD PARKING (INVOLVING DEMOLITION OF EXISTING
PROPERTY)

Decision: 05-08-2004 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2004/1666 66 Long Lane Ickenham
DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL
TO REDEVELOP SITE FOR 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES)
(APPLICATION FOR CONSERVATION AREA CONSENT)

Decision: 05-08-2004 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2005/11 66 Long Lane Ickenham
ERECTION OF 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES WITH
GARAGES AND PARKING COURTYARD (INVOLVING DEMOLITION OF EXISTING HOUSE)

AND GARAGE)

Decision: 31-01-2005 Refused

Appeal: 30-01-2006 Dismissed

39319/APP/2005/13 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 6, TWO-BEDROOM FLATS, AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND PARKING COURTYARD) (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision: 31-01-2005 Refused

Appeal: 30-01-2006 Dismissed

39319/APP/2007/171 66 Long Lane Ickenham

ERECTION OF A TWO STOREY BUILDING WITH HABITABLE ACCOMMODATION IN THE ROOFSPACE CONTAINING 7 TWO-BEDROOM FLATS, INCORPORATING 3 REAR DORMERS, ASSOCIATED PARKING AND LANDSCAPING AND WIDENING OF THE EXISTING VEHICULAR CROSSOVER (INVOLVING DEMOLITION OF THE EXISTING DWELLING).

Decision: 10-12-2007 Approved

39319/APP/2007/615 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 7 TWO-BEDROOM FLATS) (APPLICATION FOR CONSERVATION AREA CONSENT).

Decision: 10-12-2007 Approved

39319/APP/2010/1602 66 Long Lane Ickenham

Demolition of existing house and garage (in connection with proposal to redevelop site for 7 x 2-bedroom flats) (Application for Conservation Area Consent)

Decision:

Comment on Relevant Planning History

Planning application ref: 39319/APP/2004/1665 for the erection of 6, two-bedroom flats and 2, four-bedroom houses with garages and courtyard parking (involving demolition of existing property) was refused on 05/08/04 for the following reasons:

1. The proposed north house by reason of its close proximity to the rear of neighbouring dwellings, would be overdominant, resulting in a loss of residential amenity at 3 Neela Close.
2. The proposal does not provide an adequate amount of private usable amenity space for the future occupiers of the proposed flats or houses.
3. The proposal, by reason of the proximity of windows to habitable rooms would provide opportunities to overlook both the proposed and existing adjoining properties, resulting in

a loss of privacy.

4. The proposal, by reason of the excessive site coverage by buildings and hard surfacing results in the cramped overdevelopment of the site at an excessive density. The proposal therefore fails to harmonise with its surroundings and is out of keeping with the Ickenham Conservation Area.

5. The proposal fails to provide sufficient information to demonstrate that the development will safeguard existing trees protected by TPO5, or by virtue of their location within a Conservation Area, and fails to justify the loss of trees shown to be removed. The proposal fails to demonstrate how existing trees will be utilized and makes inadequate provision for new planting within the site.

6. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area, given that a legal agreement at this stage has not been offered or secured.

Planning application ref: 39319/APP/2004/1666 for the demolition of existing house and garage (in connection with the above proposal) (application for conservation area consent) was refused on 05/08/04.

Planning application ref: 39319/APP/2005/11 for the erection of 6, two-bedroom flats and 2, four-bedroom houses with garages and parking courtyard (involving demolition of existing house and garage) was refused on 31/01/05 for the following reasons: -

1. The proposed north house type B by reason of its close proximity to the rear of neighbouring dwellings, would be overdominant, resulting in a loss of residential amenity at 3 Neela Close.

2. The proposed flats and houses, due to substantial tree and bush cover and excessive overshadowing of the amenity spaces, would not provide an adequate amount of private usable amenity space for occupiers.

3. The proposal, by reason of the proximity of habitable room windows in the first floor side elevation of the flat building and existing properties would result in direct overlooking of both proposed and existing neighbouring flats at 23-45 Pepys Close and by reason that the private amenity space for House type B would be overlooked by the existing neighbouring property at 3 Neela Close, resulting in an unacceptable loss of privacy to the occupiers of these properties.

4. The proposal, by reason of the excessive site coverage of buildings and hard surfacing, results in a cramped over-development of the site. The proposal therefore fails to harmonise with the character of the surrounding area and fails to preserve or enhance the Ickenham Conservation Area

5. The proposal, by reason of the juxtaposition of the block of flats and the protected Birch tree in the group G8 on TPO5, fails to make adequate provision for the long-term retention of a feature of merit in the local landscape. The premature loss of the tree would be detrimental to the visual amenity and arboreal character of the Conservation Area.

6. The development is estimated to give rise to a significant number of children of school age and additional educational provision would need to be made in the locality due to the

shortfall of places in schools serving the area. This is a material consideration of such significance as to warrant refusal of this application, given that a legal agreement to address this issue has not at this stage been offered.

Planning application ref: 39319/APP/2005/13 for the demolition of existing house and garage (in connection with the above proposal) (application for conservation area consent) was refused on 31/01/05.

3.16 Planning applications refs: 39319/APP/2004/1665; 39319/APP/2004/1666; 39319/APP/2005/11 and 39319/APP/2005/13 were all dismissed on 30/01/06 following a joint Public Inquiry held on 29/11/05.

Planning application ref:39319/APP/2007/171 and 29219/APP/2007/615 (its associated conservation area consent application) for the demolition of the existing property and the erection of a 2-storey building comprising 7 flats (involving habitable accommodation in the roof space) was granted planning and conservation area consent on the 10th December 2007 following its presentation to the North Planning Committee on the 1st November 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:

Part 2 Policies:

| | |
|------|---|
| BE4 | New development within or on the fringes of conservation areas |
| 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. |
| R17 | Use of planning obligations to supplement the provision of recreation, leisure and community facilities |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| HDAS | Residential Layouts |

| | |
|----------|---|
| LPP 3A.3 | London Plan Policy 3A.3 - Maximising the potential of sites |
| LPP 3A.5 | London Plan Policy 3A.5 - Housing Choice |
| LPP 4B.1 | London Plan Policy 4B.1 - Design principles for a compact city. |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **29th September 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

96 neighbouring properties and interested parties have been consulted and the application has been advertised as affecting the character and appearance of the Ickenham Village Conservation Area. 9 individual responses have been received making the following comments:

1. I cannot understand why they would renovate the building if they intended to demolish it;
2. Do we really want more property built in Ickenham?
3. I feel that the construction work together with that going on at the airbase will cause more congestion;
4. At the moment Long Lane is a nightmare during rush hour and with all the development this will increase greatly;
5. Also they are going to put restricted parking in Swakeleys Road, so parking on the side roads and on Long Lane will increase dramatically;
6. Milton Court is almost an obstacle course with commuters and Ickenham Motors parking vehicles;
7. Ickenham is supposed to be a conservation area so why do these companies keep applying for permission? Surely the Council should stop this;
8. This is an inappropriate development within the Conservation Area;
9. It would be overbearing to adjacent properties;
10. It will lead to additional traffic congestion;
11. The flatted development would be out of character with its surroundings;
12. Undoubtedly trees and wildlife would be harmed;
13. Conservation Areas are hard to establish, once eroded they can never be re-created. By their very nature, tending to have an older character, more spacious, etc, makes them prime targets for developers who have little concern for the area but only for financial gain;
14. Please ensure the amenity area at the rear (if approved) should not be reduced or ever used for extending the building in the future;
15. I object to the loss of perfectly sound homes in favour of eyesores (flats);
16. This particular area of Long Lane is occupied by some characteristic and expensive real estate and the introduction of flats would result in a lowering of standards;
17. The current property and surrounding land are ample for 4-6 bed-house occupied by up to 6 people. The proposal would result in double the headcount, noise, cars, and loss of greenery (garden space);
18. Also the area will also suffer from the additional population once the new homes at West Ruislip Station are occupied;
19. I have concerns about the increased traffic in and out of the site with many cars habitually parked along the length of Long Lane;
20. The application is described as two storey, but in reality it is a three storey development. This contributes to it being a very large building;

21. We do not want any more flats, at the expense of the loss of our lovely big houses, the ones at the top of Swakeleys Road are still on the market;
22. No visitor parking has been provided, therefore they will probably resort to parking in our roads, which are already congested due to the school;
23. We do not want Long Lane to change into another Ducks Hill, where houses are demolished to make way for unaffordable flats;
24. At present we are overlooked by one small frosted window. I hope this situation would not be worsened by the current proposal.

Ickenham Residents Association

We do find the wording of the current application to be confusing, as in our opinion this represents a new application, not merely replacing an extant planning permission.

Our initial comments are that we are not surprised in view of the history of this site and the developers previous applications, refusals and appeals. This current application appears to us to be completely different to the one approved in 2007, BUT extremely similar to the previously submitted drawings (drg. No. 06/2405/105~A dated 14.06.07) before amendments, necessary in order to obtain approval.

We also note the application claims to be for a 2-storey building, whereas this will clearly be a 3-storey building with extensive glazing to the front on the 3rd storey.

We submit these preliminary comments at this time, but will be studying this new application fully and forward our detailed comments/objections in due course, and because of the considerable history on this site, together with changes to legislation in respect of backland development, most likely together with a petition.

English Heritage (GLAAS): The proposals are not considered to have an effect on any significant historic archaeological assets. Therefore I would advise that any requirement for archaeological assessment on this site in respect of this application are waived.

Internal Consultees

CONSERVATION OFFICER:

This site in Ickenham Conservation Area had a previous permission for redevelopment for a building containing seven flats. Internal alterations to the scheme have necessitated amendments to the elevations.

These alterations have been amended to reflect the character and proportions of the elevations approved previously, (Drawing 105G) and are considered acceptable in design terms.

TREES AND LANDSCAPE OFFICER: There are several trees, protected by TPO5 or by virtue of their location in the conservation area, on and close to the site.

Tree and landscape issues relating to this scheme were considered in 2007. The approved scheme retained the majority of the trees. However, since 2007 the group of Birch trees (in Group G4 on TPO 5) close to the northern boundary of the site, which were retained on the approved scheme, have died and been removed.

The group of Birch trees is still shown on the layout drawing (from 2007), which has not been updated to show the current situation. The layout reserves space for replacement trees to be planted.

Subject to the same tree and landscape-related conditions that were imposed on the 2007 planning permission, the application is acceptable in terms of Saved Policy BE38 of the UDP.

Previous recommendation: Subject to conditions TL1, TL2, TL3, TL5, TL6, TL7 and a tree protection method statement (during the demolition and construction periods) condition, the scheme is acceptable and in tree preservation and landscape terms, complies with Saved Policies BE4, BE19, BE20 and BE38 of the adopted UDP.

HIGHWAYS OFFICER:

No comments received, however, it is not considered that the highway issues have not changed since the determination of the previous proposal and as such, they are considered applicable to this application. The previous comments were as follows:

No objections provided the following condition is met:

1. Unobstructed sight lines above a height of 1 metre shall be maintained where possible on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge. Any fencing/hedging above 1 metre shall allow drivers to see through it, for the safety of pedestrians walking along the footway.
2. Covered and secured cycling parking shall be included as part of the development. There should be minimum 1 cycle space for each unit.

ENVIRONMENTAL PROTECTION UNIT: I do not wish to recommend any conditions in respect of this application. Should planning permission be granted, please ensure the construction site informative is added in respect of the demolition and construction phases.

DIRECTOR OF EDUCATION: Based on the demolition of 1 x 8-room and the creation of 7 x 4-room private house in Ickenham, we request £7,903.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE13 of the Adopted Hillingdon 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, and BE19 states the LPA will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. Section 4.10 of the SPD explains careful consideration should be given to the height of new buildings and surrounding building lines.

The proposal site is located within the 'developed area' as identified in the UDP (Saved Policies September 2007) and is located within the Ickenham Conservation Area. Whilst there is no objection in principle to the proposed demolition of the existing house, subject to the proposal satisfying policies within the UDP, it is important to ensure that the redevelopment of the site for residential purposes is compatible with the character and appearance of this area.

Paragraph 3.3 of the SPD Residential Layouts states that the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable. The proposal would result in 11% of the properties within a 1km of the application site being redeveloped. Whilst this is marginally in excess of the Council's guidelines the proposal would not result

in a cluster of redeveloped sites. In addition, with the exception of the flats immediately to the south of the site, the other redevelopments have been to provide additional houses. It is therefore considered that the character of the surrounding area has not changed sufficiently to justify the refusal of this application. Also members should note that there is an existing permission on the site, which does not expire until December 2010, for its redevelopment for flats.

Since the approval of the previous development on this site additional guidance has been released from central government in relation to backland/garden developments. Key changes in the policy context, since the adoption of the UDP Saved Policies September 2007, includes the adoption of The London Plan (consolidated with alterations since 2004), the Letter to Chief Planning Officers: Development on Garden Land dated 19/01/2010, The London Plan Interim Housing Supplementary Planning Guidance adopted April 2010, and new Planning Policy Statement (PPS) 3: Housing adopted June 2010.

In relation to National Policy the Letter to Chief Planning Officers clarifies that "there is no presumption that previously developed land is necessarily suitable for housing, nor that all of the curtilage should be developed" and commits to move this clarification to a more prominent position within the PPS. It further clarifies that "the main focus of the Government's position therefore is that local authorities are best placed to develop policies and take decisions on the most suitable locations for housing and they can, if appropriate, resist development on existing gardens".

The revised Planning Policy Statement 3: Housing, was published in April 2010 and, as advised in the Letter to Chief Planning Officers, discussed above, clearly clarifies that not all developed land is necessarily suitable for housing, nor that all of the curtilage should be developed. It also makes it clear that well thought out design and layout which integrates with and complements existing buildings and the surrounding local context is a key consideration which needs to be taken into account when assessing proposals for residential development. The London Plan Interim Housing supplementary Planning Guidance, and revised Planning Policy Statement 3 do not introduce additional policy but instead provide clarity on the interpretation of existing policies within the London Plan. Accordingly, it is considered that significant weight should be given to this guidance in determination of the current application.

In general there is no objection to the principle of an intensification of use on existing residential sites, and in this instance, it is considered that the replacement building would be in a similar position to the existing residential property on this site and whilst its footprint would be substantially larger, the new development would still maintain over 1000m² of private 'rear' garden land which would, together with the landscaping proposed to the front, continue to provide adequate green corridors, open areas and private gardens whose openness and vegetation contribute to the local character of the area. It is further considered that the proposal would still provide a layout with comparable plot sizes that would relate well to the local and historical context of the area, which is characterised by the detached properties to the north with relatively large rear gardens. As such the proposal is considered to comply with the intentions of the London Plan Interim Housing SPG and PPS3.

7.02 Density of the proposed development

The site has a PTAL of 2, which is considered to be remote within a suburban context. Taking this into account, the London Plan density guideline is 200-250 habitable rooms per hectare (hr/ha) or 50 to 80 units per hectare (u/ha) as the appropriate capacity for the

site.

The new development would have an approximate density of 147hr/ha. Although this is below the density guidelines advocated by the London Plan, it is considered that a refusal of permission on this ground alone would not be appropriate, given the character of the surrounding area and sensitivity of the site, within the conservation area. As such the proposal is considered to comply with the intentions of Policy 4B.3 of the London Plan.

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

The site is within Ickenham Conservation Area and the Conservation Officer considers that given the site has a previous permission for redevelopment for a building containing seven flats, the alterations to the scheme, from this approval, reflect the character and proportions of the elevations approved previously and are considered acceptable in design terms. As such the proposal is considered to comply with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.04 Airport safeguarding

The site is not within an airport safeguarding area.

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

PPS3 reiterates the importance of achieving design which is appropriate to its context stating that "design, which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. It is clear that new developments should integrate with and complement the neighbouring buildings and local area 'in terms of scale, density, layout and access' and that they should create, or enhance, a 'distinctive character that relates well to the surroundings'.

This application, in terms of design is similar to that approved by extant permission 39319/APP/2007/171 and is the result of a number of internal alterations that have required the minor amendment to the roof form and the alteration to the fenestration details. The main change between this and the earlier approved scheme is the introduction of two additional modest rear facing dormer windows. The front elevation remains unchanged, together with the siting, bulk and overall design of the proposal. As such it is considered that the overall design has been established by this previous scheme and the amendments contained in the present application would respect the overall design of the approved scheme.

It was previously considered that although the proposed building occupied a significantly larger footprint than the existing house, it was designed to look like a large house rather than flats. In addition, the depth of the building was disguised by the stepping back of both side elevations, so that the full depth of the extension would not be apparent from viewpoints along the road frontage. As such, no objection to the size and bulk of the block of flats on the site was raised and in that respect. The current proposal does not differ from the approved scheme in terms of its plot coverage, scale or bulk and thus is not considered to detract from the character and appearance of the surrounding conservation area.

It is therefore considered the overall design of the new building reflects the general character of the area and its design would be considered acceptable, as such, the

proposed development would not result in an incongruous and cramped form of development and therefore the proposal is considered to comply with Policies BE4, BE13 and BE19 of the Adopted Unitary Development Plan (UDP) (Saved Policies September 2007).

7.08 Impact on neighbours

The Council's SPD HDAS: Residential Layouts advises that for two storey buildings adequate distance should be maintained to avoid overdominance. The proposal would comply with this advice with a distance of 36m retained to the rear boundary.

With regard to the effect on the properties to either side of the site, whilst the building would project beyond the rear wall of No.64 and the blocks of flats Nos.35-45 Pepys Close respectively, it would not conflict with a 45 degree line of sight taken from the back walls of these properties and due to the set-ins that have been provided the building would be situated 10.5m from the flank elevation of No.64 and 13.3m from Nos.35-45 Pepys Close. The building would be located further from Nos.35-45 Pepys Close than the existing house. Whilst the building would be sited approximately 3.2m closer to No.64 it is considered that the degree of separation maintained would be sufficient to ensure that the proposal would not give rise to an overdominant form of development or overshadowing/loss of light sufficient to justify the refusal of this application. The proposal would therefore comply with Policies BE20 and BE21 of the UDP (Saved Policies September 2007).

With regard to privacy issues, the side facing kitchen windows in the ground and first floor flank elevation and the rooflights which would face Nos.35-45, would all be 1.8m above finished floor level to the proposed cill. The 1 bathroom window in the flank elevation facing Nos. 35-45 and the 2 facing towards No.64 Long Lane are conditioned to be obscure glazed and fixed shut below 1.8m. The proposed rear balcony to both the living room of the first floor flat and the flat in the roofspace would be screened by the proposed flank walls and roof slopes. The windows in the rear elevation would be located a minimum distance of 57m from the private garden area of properties on Pepys Close. As such, the proposal would not result in additional loss of privacy to justify refusal and the proposal would comply with Policy BE24 of the UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Each unit would have its own independent means of access and its own kitchen and sanitary facilities. The Council's SPD Residential Layouts requires that 63m² internal floor area should be provided for two bedroom flats. In this case, proposed dwelling units would all exceed this and therefore the proposal is considered to provide satisfactory indoor living space for future occupiers.

This Council's SPD Residential Layouts states that for two bedroom flats a minimum of 25m² of private amenity space should be provided. A minimum area of 175m² should therefore be provided. In this case, the communal garden area would be approximately 1164m². The amount of amenity space provided would therefore exceed the Council's minimum standards.

It is therefore considered that the proposal would provide satisfactory internal and external living conditions for future occupiers of the building. The proposal is therefore considered to comply with Policy BE23 of the UDP (Saved Policies September 2007) and the Council's SPD Residential Layouts.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Inspector, in relation to previous applications in 2004 and 2005 (which would have created greater amounts of traffic), did not consider that they would have given rise to any

unacceptable traffic difficulties or risk to highway safety. Given this conclusion and the fact that the current proposal is a reduction in the number of units proposed from the 2004 and 2005 schemes, it is not considered that the proposed development would give rise to additional congestion sufficient to justify the refusal of the application. Long Lane is on a bus route, with Ickenham Underground Station a short walk away and it is considered that the development provides a sufficient amount of parking. The Highways Engineer considers that the development meets the Council's adopted parking standards and raises no objection to the proposal subject to conditions requiring sight lines to be maintained and the provision of a bike store. Details of the siting of the a cycle and bin storage areas and their appearance have been considered. As such, the proposal is considered to comply with Policies AM7(ii) and AM14 of the UDP Saved Policies (September 2007).

7.11 Urban design, access and security

The proposed boundary treatment and landscaping, are sufficient to prevent the development from having an adverse impact on the security and safety of adjacent residential properties.

7.12 Disabled access

Access to the flats would be provided via a level threshold and a lift would be provided to all floors. It is therefore recommended that a condition is applied requiring the development should be constructed to Lifetime Homes Standards. As such, the proposal is considered to comply with the intensions of Policy 3A.4 and 3A.5 of the London Plan and the Council's Accessible Hillingdon SPD.

7.13 Provision of affordable & special needs housing

The proposal does not meet the threshold to require the provision of this type of housing.

7.14 Trees, Landscaping and Ecology

The Council's Tree/Landscape Officer has not raised objection to the proposal subject to conditions and these conditions are recommended as part of any permission granted.

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. The proposed layout plan shows the siting of a bin and recycling stores and should a permission be issued it is recommended a condition is applied to require the submission of details together with its implementation to be agreed before the development is commenced.

7.16 Renewable energy / Sustainability

Should this application be approved, conditions are recommended which would require that the hardsurfacing shall be constructed using a porous surface. In addition a condition is also recommended that the development meets code 4 of the Code for Sustainable Homes.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application. A condition has been attached, requiring sustainable Urban Drainage (SUDS) measures.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

Points 1, 2, 13, and 16, are not a material planning considerations, with regard to point 3, it is inevitable that there would be some disruption during any building works and these issues are primarily dealt with under other legislation, however a construction management condition is recommended. The remaining points are addressed in the main report.

7.20 Planning Obligations

Policy R17 of the saved UDP is concerned with securing planning obligations to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance.

Education services advise that a contribution of £7,903 is considered appropriate in order to cater for the increased demand placed on existing nursery (£2,172), primary (£3,895), secondary (£663) and post 16 (£1,173) school places by the proposed development.

7.21 Expediency of enforcement action

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

Not applicable to this application

10. CONCLUSION

It is considered that the overall layout, density and design would result in a form of development which would harmonise with the surrounding area and would not be detrimental to the character and appearance of the Ickenham Village Conservation Area.

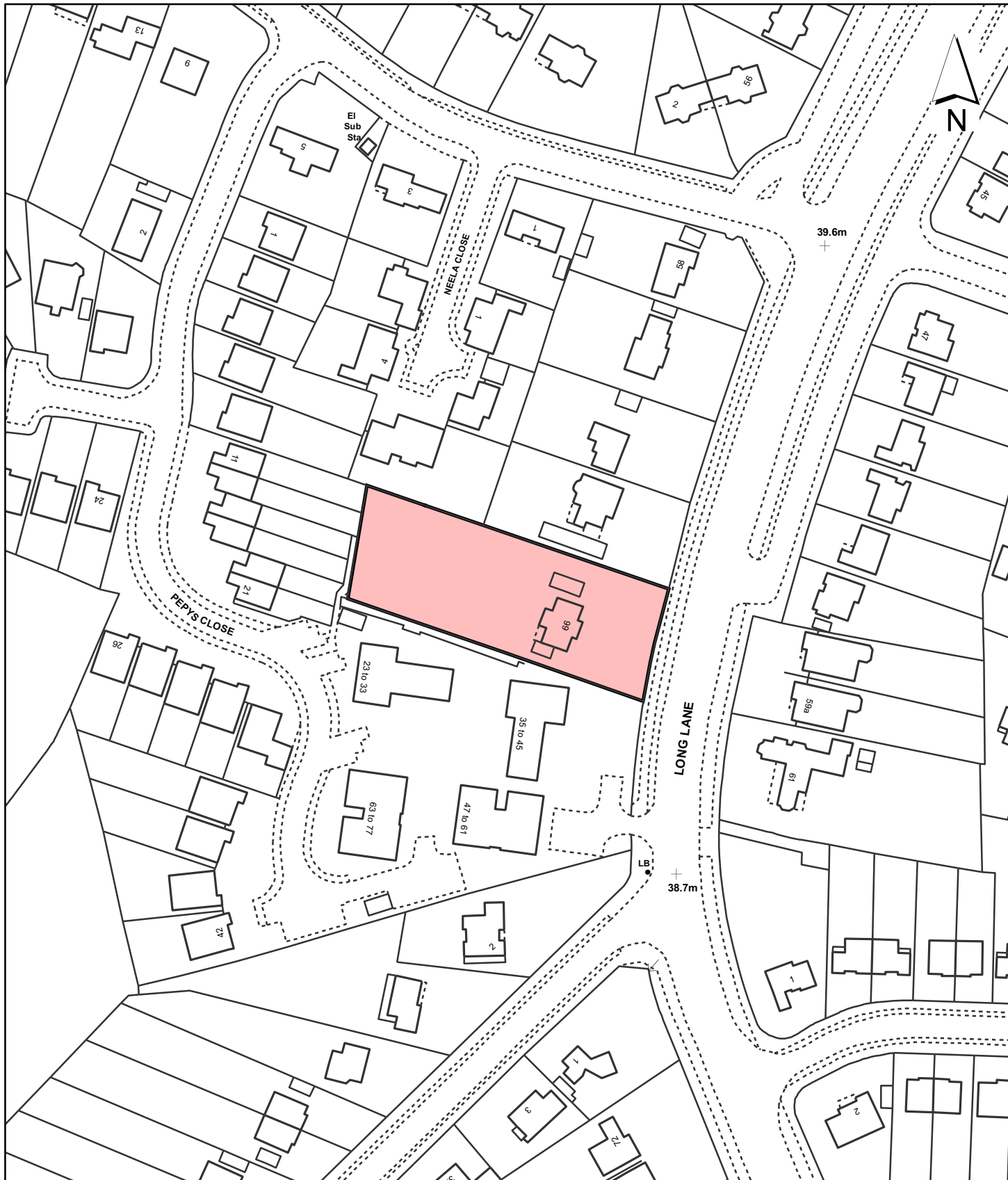
The proposal would not detract from the amenities of adjoining occupiers and would provide a satisfactory standard of accommodation for future occupiers. This application is therefore recommended for approval.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Polices September 2007
HDAS: Residential Layouts
HDAS: Accessible Hillingdon
The London Plan (2008)
Planning Policy Statement 3 (Housing)
Consultee and Neighbour responses

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**66 Long Lane
Ickenham**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:

39319/APP/2010/1601

Scale

1:1,250

Planning Committee

North Page 83

Date

**September
2010**



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address 66 LONG LANE ICKENHAM

Development: Demolition of existing house and garage (in connection with proposal to redevelop site for 7 x 2-bedroom flats) (Application for Conservation Area Consent)

LBH Ref Nos: 39319/APP/2010/1602

Drawing Nos: Location Plan to Scale 1:1250
06/2405/100E
06/2405/103C
06/2405/102A
06/2405/101A
06/2405/105G

Date Plans Received: 12/07/2010 **Date(s) of Amendment(s):** 25/08/2010
Date Application Valid: 14/07/2010 03/09/2010
08/09/2010

1. CONSIDERATIONS

1.1 Site and Locality

This application concerns 66 Long Lane, Hillingdon, a large detached property located on a plot of land 0.202 hectares in area. The property is located on the western side of Long Lane, some 40 metres to the north of its junction with Court Road. The existing house is one of a group of 5 larger detached houses on generous plots set back from the main road frontage behind groups of trees. These houses run north from the application site to the junction with Milton Road. Immediately to the south of the site are four blocks of two-storey flats, Nos. 23-77 (odd) Pepys Close, which are accessed from both Long Lane and Pepys Close. The rear gardens of semi-detached properties Nos. 11-21 (odd) Pepys Close abut the eastern boundary of the application site. The site lies within the Ickenham Village Conservation Area as identified in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007).

The Ickenham Conservation Area is an extensive area and has been identified by the Council as having three core areas each with their own distinctive character. The first is the village itself at the road junction of the High Road and Swakeleys Road with a cluster of building from the old village and the spacious Milton Court development to the south. The second is centred on the Grade 1 Listed Swakeleys House and takes in the grounds and the surrounding residential roads. The third is based on the Grade 1 Listed Ickenham Manor, Long Lane Farm and the Grade II Listed Ickenham Manor, Long Lane Farm and the Grade II Listed Cottages and school on Long Lane. However the areas between the core areas are included in the conservation area in view of the interconnection between

the core areas and the importance therefore of the areas separating them.

1.2 Proposed Scheme

Conservation Area Consent is sought to demolish the existing dwelling.

1.3 Relevant Planning History

39319/A/96/1644 66 Long Lane Ickenham

Erection of a two storey side extension

Decision Date: 07-02-1997 Approved **Appeal:**

39319/APP/2002/2259 66 Long Lane Ickenham

ERECTION OF 12 TWO-BEDROOM AND 2 ONE-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE AND GARAGE)

Decision Date: 12-08-2003 Withdrawn **Appeal:**12-AUG-03 Withdrawn

39319/APP/2002/2368 66 Long Lane Ickenham

DEMOLITION OF DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision Date: 19-03-2003 Refused **Appeal:**26-SEP-03 Dismissed

39319/APP/2002/2884 66 Long Lane Ickenham

DEMOLITION OF DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision Date: 12-08-2003 Refused **Appeal:**

39319/APP/2002/2885 66 Long Lane Ickenham

ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision Date: 26-09-2003 Not Determined **Appeal:**26-SEP-03 Dismissed

39319/APP/2003/1293 66 Long Lane Ickenham

ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision Date: 12-08-2003 Refused **Appeal:**

39319/APP/2003/1505 66 Long Lane Ickenham

ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision Date: 12-08-2003 Refused **Appeal:**

39319/APP/2004/1665 66 Long Lane Ickenham

ERECTION OF 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND COURTYARD PARKING (INVOLVING DEMOLITION OF EXISTING PROPERTY)

Decision Date: 05-08-2004 Refused **Appeal:**30-JAN-06 Dismissed

39319/APP/2004/1666 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES) (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision Date: 05-08-2004 Refused **Appeal:**30-JAN-06 Dismissed

39319/APP/2005/11 66 Long Lane Ickenham

ERECTION OF 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND PARKING COURTYARD (INVOLVING DEMOLITION OF EXISTING HOUSE AND GARAGE)

Decision Date: 31-01-2005 Refused **Appeal:**30-JAN-06 Dismissed

39319/APP/2005/13 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 6, TWO-BEDROOM FLATS, AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND PARKING COURTYARD) (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision Date: 31-01-2005 Refused **Appeal:**30-JAN-06 Dismissed

39319/APP/2007/171 66 Long Lane Ickenham

ERECTION OF A TWO STOREY BUILDING WITH HABITABLE ACCOMMODATION IN THE ROOFSPACE CONTAINING 7 TWO-BEDROOM FLATS, INCORPORATING 3 REAR DORMERS, ASSOCIATED PARKING AND LANDSCAPING AND WIDENING OF THE EXISTING VEHICULAR CROSSOVER (INVOLVING DEMOLITION OF THE EXISTING DWELLING).

Decision Date: 10-12-2007 Approved **Appeal:**

39319/APP/2007/615 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 7 TWO-BEDROOM FLATS) (APPLICATION FOR CONSERVATION AREA CONSENT).

Decision Date: 10-12-2007 Approved **Appeal:**

39319/APP/2010/1601 66 Long Lane Ickenham

Erection of two storey building with habitable accommodation in the roof space, containing 7 two bedroom flats (amendment to previously approved scheme 39319/APP/2007/171 dated 10-12-2007 to include 2 new rear dormers)

Decision Date: **Appeal:**

Comment on Planning History

This is a re-submission of a previously approved Conservation Area Consent application (39319/APP/2007/615). The new application is required as a new planning application has been submitted which seeks to amend the design of the previously approved scheme (39319/APP/2007/171) for the redevelopment of the site. The design, location and size of the proposed building are similar to that approved by the earlier proposal, however, the main differences are alterations to the fenestration details and the introduction of two additional rear facing dormer windows.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 29th September 2010

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

The applications have been given statutory site and press publicity and 96 neighbours and interested parties were consulted. 10 responses have been received, one of which was from the Ickenham Residents Association. It should be noted that a number of the comments only referred to the planning application running concurrently with this proposal (2010/1601), however these comments are also considered relevant to this case. The following comments were made:

1. I cannot understand why they would renovate the building if they intended to demolish it;
2. Do we really want more property built in Ickenham;
3. I feel that the construction work together with that going on at the airbase will cause more congestion;
4. At the moment Long Lane is a nightmare during rush hour and with all the development this will increase greatly;
5. Also they are going to put restricted parking in Swakeleys Road, so parking on the side roads and on Long Lane will increase dramatically;
6. Milton Court is almost an obstacle course with commuters and Ickenham Motors parking vehicles;
7. Ickenham is supposed to be a conservation area so why do these companies keep applying for permission? Surely the Council should stop this;
8. This is an inappropriate development within the Conservation Area;
9. It would be overbearing to adjacent properties;
10. The flatted development would be out of character with its surroundings;
11. Trees and wildlife would be harmed
12. Conservation Areas are hard to establish, once eroded they can never be re-created. By their very nature, tending to have an older character, more spacious, etc, makes them prime targets for developers who have little concern for the area but only for financial gain;
13. Please ensure the amenity area at the rear (if approved) should not be reduced or ever used for extending the building in the future;
14. I object to the loss of perfectly sound homes in favour of eyesores (flats);
15. This particular area of Long Lane is occupied by some characteristic and expensive real estate and the introduction of flats would result in a lowering of standards;
16. The current property and surrounding land are ample for 4-6 bed-house occupied by up to 6 people. The proposal would result in double the headcount, noise, cars, and loss of greenery (garden space);
17. Also the area will also suffer from the additional population once the new homes at West Ruislip Station are occupied;
18. I have concerns about the increased traffic in and out of the site with many cars habitually parked along the length of Long Lane;
19. The application is described as two storey, but in reality it is a three storey development - this contributes to it being a very large building;
20. We do not want any more flats, at the expense of the loss of our lovely big houses, the ones at the top of Swakeleys Road are still on the market;
21. No visitor parking has been provided, therefore they will probably resort to parking in our roads, which are already congested due to the school;
22. We do not want Long Lane to change into another Ducks Hill, where houses are

demolished to make way for unaffordable flats;

23. At present we are overlooked by one small frosted window. I hope this situation would not be worsened by the current proposal;

Officer comments: Points 1, 2, and 16, are not a material planning considerations, with regard to point 3, it is inevitable that there would be some disruption during any building works and these issues would be dealt with under other legislation if it caused a nuisance and point 7 is noted. The remaining points are addressed within the associated planning application report.

CONSERVATION OFFICER: This site in Ickenham Conservation Area has a previous permission for redevelopment for a building containing seven flats. Internal alterations to the scheme have necessitated amendments to the elevations. These alterations have been amended to reflect the character and proportions of the elevations approved previously, (Drawing 105G) and are considered acceptable in design terms, as such no objection is raised to the loss of the existing building.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

PPS5 Planning for the Historic Environment

5. MAIN PLANNING ISSUES

In relation to the Conservation Area Consent application for the demolition of the existing dwelling, PPS5 advises that when considering developments within Conservation Area, there should be a general presumption in favour of the conservation of designated assets. Any harmful impact on the significance of a designated asset needs to be justified. However, not all designated assets are of equal significance or sensitivity to change. Where a proposal causes minor harm there will still be a loss of value to society caused by that harm. This is a loss of public benefit that needs to be weighed against any other public benefits the proposal will bring, including, possibly, the conservation benefit of the proposal being part of realising the optimal viable use of the asset. Flexibility and imagination in the design process is crucial to minimising conflict. Some works may seem individually to be of little importance but can cumulatively be destructive of a heritage assets significance.

This application is being considered alongside the application for the erection of a building containing seven flats (2010/1601), which has been subject of extensive negotiations and is considered to result in a development that would be appropriate to the character and appearance of the Conservation Area. The demolition of the existing house is, therefore, considered acceptable and subject to a safeguarding condition requiring the completion of a contract for the redevelopment of the site to be made before the demolition commences, in order to ensure that premature demolition does not occur, the proposal is considered to comply with policy BE4 of the UDP (Saved Policies September 2007) and Policy HE9 of Planning Policy Statement 5: Planning for the Historic Environment.

6. RECOMMENDATION

APPROVAL subject to the following:

1 CAC16 Time Limit (3 years) - Conservation Area Consent

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

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 CAC3 Demolition - requirement for a development contract related

No demolition shall take place until a contract for the associated development provided for in planning permission 39319/APP/2010/1601 has been made.

REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 CAC6 Storage of salvaged items

Salvaged items approved for re-use as part of this consent shall be securely stored on site (or subject to the Local Planning Authority's agreement, elsewhere) until employed again and Council officers shall be allowed to inspect them.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

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

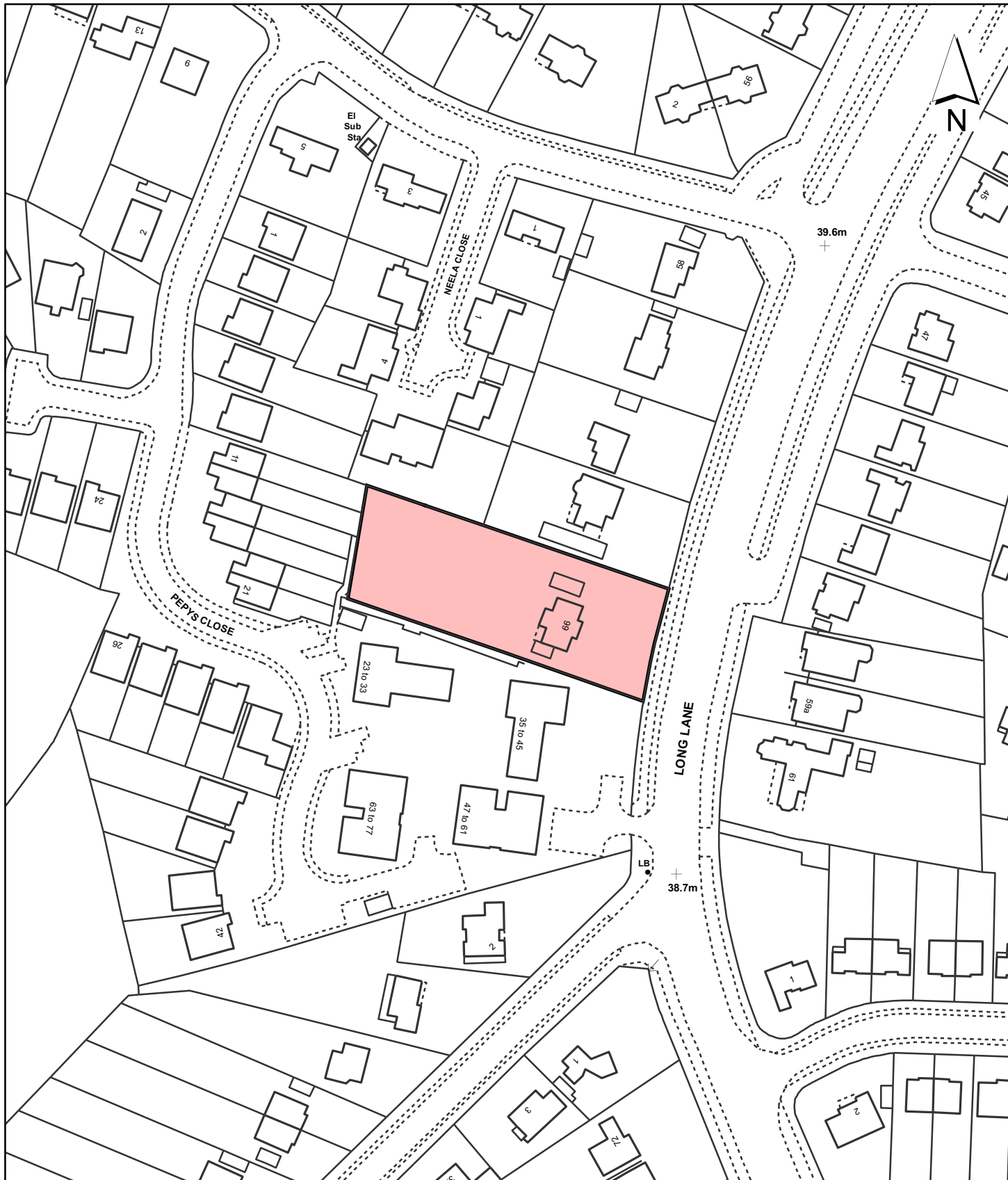
2 The decision to GRANT conservation area consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the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


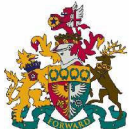
BE4 New development within or on the fringes of conservation areas

PPS5 Planning for the Historic Environment

Contact Officer: Catherine Hems

Telephone No: 01895 250230



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|---|---|--|---|
| <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">66 Long Lane Ickenham</p> | | <p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Planning, Environment & 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">39319/APP/2010/1602</p> | <p>Scale</p> <p align="center">1:1,250</p> | |
| | <p>Planning Committee</p> <p align="center">North Page 91</p> | <p>Date</p> <p align="center">September 2010</p> | |
| | |  <p align="center">HILLINGDON LONDON</p> | |

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Report of the Head of Planning & Enforcement Services

Address RUISLIP NURSING HOME, 173 WEST END ROAD RUISLIP

Development: Single storey side extension and part single storey, part two storey rear extension, involving demolition of existing conservatory to rear and staff room to side.

LBH Ref Nos: 19817/APP/2010/1703

Drawing Nos: Block Plan to Scale 1:500
Photographs x 3
CS/HC/04
CS/HC/05 Rev. A
CS/HC/12
CS/HC/11 Rev. A
CS/HC/07
Un-numbered Proposed Ground Floor Plan
Un-numbered Proposed First Floor Plan
Un-numbered Second Floor Storage Area
Un-numbered Proposed Front and Rear Elevations
Un-numbered Proposed Side Elevations
Un-numbered Existing/Proposed Parking Layout
Un-numbered Proposed Roof Plan
Design and Access Statement
Planning Statement
Transport Assessment and Travel Plan
Location Plan to Scale 1:500

Date Plans Received: 26/07/2010

Date(s) of Amendment(s):

Date Application Valid: 02/08/2010

1. SUMMARY

This application relates to an existing residential care home situated within a residential area. The application seeks permission for a part 2 storey part single storey rear extension, together with a single storey side extension, to provide additional accommodation for 7 patients.

It is considered that the design of the proposal is acceptable and that any loss of residential amenity has been satisfactorily addressed and would not be materially different from the existing site circumstances such as to warrant the refusal of planning permission on these grounds alone. As such the proposal is considered to comply with all relevant policies contained in the UDP (Saved Policies September 2007) and therefore the proposal is recommended for Approval

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 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 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 M6 Boundary Fencing - retention

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on both sides and the rear boundary of the site, and shall be permanently retained for so long as the development remains in existence.

REASON

To safeguard the privacy and amenity of neighbouring occupiers in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 H15 Cycle Storage - In accordance with approved plans

The development hereby permitted, shall not be occupied until the cycle storage facilities have been provided in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of 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).

6 NONSC Deliveries and collections

Deliveries and collections (including private waste collection) shall be restricted to 0800 to 1800 on Monday to Friday and 0800 to 1600 on Saturday. No collections or deliveries shall be allowed on Sundays, Bank or Public 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 Air extraction systems

No air extraction system or any other plant or machinery 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 scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

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).

8 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).

9 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).

10 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.

11 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, No site clearance works or development shall be commenced until 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).

12 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,

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).

13 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).

14 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/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.

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 |
| BE19 | New development must improve or complement the character of the area. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| 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 |
| R10 | Proposals for new meeting halls and buildings for education, social, community and health services |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| HDAS | Residential Extensions |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |

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 15 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.

6 16 Property Rights/Rights of Light

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

7

There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a two-storey nursing home, centrally located on the site with a detached storage building to the southeast side of the principal building. Two access points provide an in and out access arrangement for vehicles to and from West End Road. 16 car parking spaces are presently provided within the site. Landscaping in the form of shrubs and hedges is provided along each boundary and there is a lawn to the rear. To the northwest are two storey semi-detached dwellings fronting West End Road and Northdown Close. To the east is the access strip and the rear gardens of two storey terrace properties fronting Cornwall Road. To the southeast are the rear gardens and two-storey terraced houses fronting Torrington Road. The site is within a developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September

2007).

3.2 Proposed Scheme

Planning permission is sought for extensions and alterations to the existing building, resulting in a part two storey part single storey rear extension (involving the demolition of the conservatory to the rear and staff room to the side).

The existing building comprises two main buildings finished with hipped roof structures, which are linked together with a two-storey flat roof element. The existing building has single storey elements to the side and rear.

The proposal would result in a fully integrated two storey rear extension, finished with a pitched and hipped roof running back from the main front roof. The conservatory to the rear would be removed and replaced with a single storey extension that would match the existing single storey side (north west) extension and this would be wrapped round the building south east side.

The two storey element of the existing building would be increased by an additional 4m to the rear, although the whole rear element would be re-roofed to provide a fully integrated addition. To the rear a further single storey addition would be added increasing the footprint to 33.9m deep (it is currently 30.4m deep). The single storey rear extension would be wrapped round the south east elevation and would add an additional 4.4m, however it should be noted this side addition would be set back from the front elevation by 9m and would result in an outbuilding (albeit with a smaller footprint) in this location being removed.

3.3 Relevant Planning History

19817/AA/93/0288 Ruislip Nursing Home, 173 West End Road Ruislip
Erection of a detached store (amendment to planning permission ref:19817Y92/724 dated 24.7.92) (retrospective application)

Decision: 07-07-1993 Approved

19817/AB/94/0793 Ruislip Nursing Home, 173 West End Road Ruislip
Erection of a rear conservatory

Decision: 01-03-1995 Approved

19817/AC/95/1743 Ruislip Nursing Home, 173 West End Road Ruislip
Erection of a Victorian style glazed main entrance canopy

Decision: 13-02-1996 Approved

19817/APP/2004/1668 173 West End Road Ruislip
ERECTION OF 16 TWO-BEDROOM RESIDENTIAL FLATS IN TWO BLOCKS WITH ASSOCIATED ACCESS AND CAR PARKING (INVOLVING DEMOLITION OF EXISTING NURSING HOME) (OUTLINE APPLICATION)

Decision: 26-08-2004 Refused

19817/APP/2008/1975 173 West End Road Ruislip

PROVISION OF ADDITIONAL (SECOND) FLOOR INVOLVING CONSTRUCTION OF NEW MANSARD ROOF INCORPORATING SIX DORMER WINDOWS ON SOUTH-WEST ELEVATION AND THREE DORMERS ON NORTH-WEST ELEVATION, INSTALLATION OF LIFT SHAFT TO MAIN BUILDING AND SINGLE STOREY EXTENSION TO STAFF/STORE BUILDING AND ERECTION AN EXTERNAL STAIRCASE

Decision: 22-12-2008 Refused **Appeal:** 06-10-2009 Part Allowed

19817/F/85/0049 173 West End Road Ruislip

Change of use from residential dwelling house to nursing home.

Decision: 19-03-1985 Approved

19817/G/85/1614 173 West End Road Ruislip

Erection of a two storey rear extension.

Decision: 15-11-1985 Approved

19817/H/86/0087 173 West End Road Ruislip

Single storey extension.

Decision: 13-02-1986 Approved

19817/M/86/0841 173 West End Road Ruislip

Demolition of a single storey rear extension and erection of new single storey extension.

Decision: 18-06-1986 Approved

19817/Q/87/0144 173 West End Road Ruislip

Erection of ground and first floor rear extensions to nursing and res. home, reten. of vehicle access

Decision: 03-07-1987 Approved

19817/W/87/2288 173 West End Road Ruislip

Modification to approved extn;i.e additional first floor extn & pitched roof to ground floor extn.

Decision: 12-02-1988 Approved

19817/X/88/2361 173 West End Road Ruislip

Retention of a side entrance porch

Decision: 25-01-1989 Approved

19817/Y/92/0724 173 West End Road Ruislip
Erection of a detached store

Decision: 24-07-1992 Approved

Comment on Relevant Planning History

The site gained permission to be used as a nursing home in 1985 (19817/F/85/0049) and since that time, a number of applications involving side and rear extensions and refurbishment works have been approved.

An outline application (19817/APP/2004/1668) was refused in 2004 for the erection of 16 2-bedroom residential flats, comprising 2 blocks (involving the demolition of the existing nursing home).

A full planning application (19817/APP/2008/1975) was refused in 2008 for the construction of an additional floor on the building comprising a mansard roof with 9 dormer windows and lift shaft to the main building and a single storey extension to the staff/storage building. This decision was subject to an appeal, where the inspector part allowed (in respect of the single storey extension to the outbuilding) and part dismissed (in relation to the proposed works to the main building) the appeal.

In his considerations, the inspector found that, insofar as it related to the main building, the design of the proposal would be harmful to the character and appearance of that building and the wider area. Also that, the development would be harmful to the living conditions of the occupiers of Nos. 39-43 Northdown Close in terms of privacy and 175 West End Road and 39-43 Northdown Close in terms of outlook.

The current scheme has been redesigned to try and overcome these issues and has been subject to pre-application discussions.

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.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

| | |
|----------|---|
| 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 |
| R10 | Proposals for new meeting halls and buildings for education, social, community and health services |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| HDAS | Residential Extensions |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

36 neighbours and interested parties were consulted and 5 responses have been received, which made the following comments:

1. This would be an overdevelopment of the site, that already dominates our views from our back garden and rear windows;
2. The proposal will further spoil our views and add to the eye sore;
3. This building is creeping closer and closer to our and our neighbours back gardens;
4. This building has been increased from a beautiful nursing home into a building of gigantic proportion;
5. I have opposed various applications on this site, but when substantial applications get rejected it appears a number of smaller applications get approved until the final result of a huge extension is finally achieved;
6. Please clarify if the home is being used as a nursing home and that it won't be changed into flats in the future. I often hear children running around and I am unsure of the current use;
7. We are concerned with the increase of residents at the home, due to the associated delivery vehicles, occasional shouting of residents, staff smoking near our boundaries and the disturbance this causes, there is a generator run during the night which is clearly audible from our house;
8. We are concerned that with more residents, services will increase and the current issues will be exacerbated.

Thames Water: There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Internal Consultees

Trees and Landscape Officer:

The site is not covered by a TPO, nor inside a Conservation Area. The front of the site consists of a large area of hard standing for car parking with mature shrubs along the borders. The rear of the site has small grassed area with conifer hedging and ornamental plants.

There is little scope for improving the landscaping in the front of the site, although the few gaps in the shrub border could be planted with new shrubs. However the rear garden is likely to be damaged during the construction of the proposed extensions and, therefore, provision should be made for improvements to the rear garden after construction. To this end, a landscape scheme should be submitted and should include paths, areas of shrub planting and also a small/medium tree in the northern corner to help mitigate the visual impact of the extension (in this case, I would recommend a Silver Birch). Furthermore, the conifer trees on the rear, northern boundary of the site provide an effective screen and should be protected during development. Additionally, there is an early mature Oak tree in the rear garden of 1 Cornwall Road that overhangs the site slightly, however the applicant has a common law right to cut back the branches/roots to the boundary line and this will have little impact on the tree's health or visual amenity.

Therefore, taking into account the above comments and subject to conditions TL1 (species, position, location/type of fencing), TL2, TL3 (amended to remove section asking for detailed drawings), TL5 (details of new tree) and TL6, this scheme is acceptable in terms of Saved Policy BE38 of the UDP.

Conservation and Urban Design Officer:

This is a substantially altered, late 19th Century farmhouse. It is a two storey gold brick building with red brick dressings and gauged brick surrounds to windows and arched door entrance. The building is included in the Local List of buildings of architectural or historic importance. The building has been extended in the past in an ad hoc basis. The extensions do not sit together and do not appear sub-ordinate to the main building. The current scheme proposes a roof extension to the existing flat roof section of the extension and a single storey extension to the side and rear, replacing the existing outbuilding and conservatory. Whilst not ideal, this would consolidate the existing extensions and would give a more coherent appearance to the building. It is therefore acceptable. The single storey extension is proposed to be finished with a dummy pitch roof. Whilst not ideal, this would be acceptable in this instance, as the site already has a flat roof extension. It is felt, however, that the proposed roof lanterns to the rear are very large. These should be replaced by more suitable roof lights and should be lower in height. If required, a ridge tile detail to the rear section of the roof would hide the slight projection of the roof lights.

CONCLUSION: Acceptable, roof lights to be revised as above. All materials to match existing and should be conditioned.

Officer comments: Revised plans have been received which has removed the roof lanterns from the proposal.

Access Officer: In assessing this application and framing the following recommendations, reference has been made to the Accessible Hillingdon SPD (adopted January 2010) and BS8300; 2009.

The following observations are provided:

1. Accessible parking bays should be sited within 50m of the entrance. They should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300:2009.
2. It is unclear whether the proposed new bedrooms would be ensuite and whether those facilities

would be designed in accordance with BS 8300:2009.

3. Should it be the case that are not proposed, it is considered that an insufficient number of bathrooms, particularly at ground floor level, have been provided. As a general guide, 1 assisted bath (or assisted shower provided this meets residents needs) to 8 service users should be provided. Details of the internal layout and specification should be submitted, including the legislation or guidance that has informed the design of all bathroom types. Reference to BS8300:2009.

4. Floor gully drainage should be provided in all bathrooms where showers are to be provided.

5. A refuge area does not appear to be shown on plan. Advice from an appropriate fire safety officer or agency should be sought at an early stage to ensure that adequate and appropriate refuge areas are incorporated into the scheme as a whole. Refuge areas provided should be sized and arranged to facilitate manoeuvrability by wheelchair users (Refer to BS 9999). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge area.

6. Given that the proposal seems to indicate that a larger lift will be incorporated into the scheme as part of the proposed works, the opportunity should be taken to upgrade the lift so that it may be used during a fire evacuation.

7. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.

8. Advice from a suitably qualified Fire Safety Officer concerning emergency egress for disabled people should be sought at an early stage.

NB: The applicant is reminded of the duties set out in the Disability Discrimination Act 1995, with regard to employment and service provision. Whilst an employers duty to make reasonable adjustment is owed to an individual employee or job applicant, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. The failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider, if/when challenged by a disabled person. It is therefore recommended that the applicant takes full advantage of the opportunity that this development offers, to improve the accessibility of the premises to people with mobility and sensory impairments.

Conclusion: On the basis that the above detail can be clarified and shown on plan and within a revised Design & Access Statement, as relevant, I would have no objection to the proposal. The relevant details should be requested, prior to any grant of planning permission.

Officer Comments: These comments were forwarded to the applicants agent and additional information has been received which is considered to address these issues.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the UDP (Saved Policies September 2007) states, Local Planning Authorities will regard proposals for new buildings to be used for community and Health Services as acceptable in principle provided they comply with other policies in the plan. The proposal would not conflict with other policies within the UDP (Saved Policies September 2007) and therefore is acceptable in principle.

7.02 Density of the proposed development

Not applicable to this application

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

This is a, substantially altered, late 19th Century farmhouse. It is a two storey gold brick building with red brick dressings and gauged brick surrounds to windows and arched door entrance. The building is included in the Local List of buildings of architectural or historic importance. As such the Conservation Officer comments that the building has been

extended in the past in an ad hoc basis and these extensions do not sit together and do not appear sub-ordinate to the main building. The current scheme proposes a first floor extension to the existing flat roof section of the extension and a single storey extension to the side and rear, replacing the existing outbuilding and conservatory. Whilst not ideal, this would consolidate the existing extensions and would give a more coherent appearance to the building. It is therefore considered acceptable. The single storey extension is proposed to be finished with a dummy pitch roof, and again whilst not ideal, this would be acceptable in this instance, as the site already has a flat roof extension.

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

With regard to the design and appearance of the side extension, Policy BE22 states that this type of extension should be set away a minimum of 1 metre from the side boundary for the full height of the building. This is to protect the character and appearance of the street scene and protect the gaps between properties and the proposal would comply with this advice.

The character of the surrounding area is predominantly of houses (semis and terraced) with pitched roofs. The existing building is an attractive building and whilst detached and with a greater setback from the road than adjoining properties, has a similar roof design to those of the neighbouring properties. Its shallow pitched roof not only makes its large bulk less intrusive in the street scene but also less dominant on adjoining properties.

The previously refused scheme showed the introduction of a mansard roof which was considered incongruous by reason of its overall size, height, length of projection and by the fact it was introducing a mansard that was out of character and proportion with the existing roof form and that of any of its neighbours. In visual terms the current scheme is considered altogether more sympathetic by avoiding the introduction of the mansard roof, achieved by retaining, and simply continuing to the rear, the existing two storey hipped form found on the back element of the existing building.

In contrast to the previously refused scheme the avoidance of dormers in the side elevations aids a reduction in the scheme's visual intrusion and overdominance to neighbours. The lack of any additional windows on the proposed first floor extension does not present any design issues nor does the formation of 1 additional window and the relocation of another window on the first floor rear elevation to create 3 symmetrically set windows, appear out of character with that of the original building or the character of the wider neighbourhood.

The proposed 6 metre deep single storey rear element (partly occupying the location of an existing conservatory) with a set of 4 French doors to the rear elevation is considered acceptable in design terms. The proposed single storey extensions on the north west elevation and south east elevations replicate in form the existing extension found on the north west side of the building and are considered acceptable in terms of intergating with the existing building, its existing scale, proportions and roof height. In summary the set of proposed extensions comply with Policies BE13, BE19, BE21 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.08 Impact on neighbours

Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. Policy BE24 states that the development should be designed to protect the privacy of future occupiers and their neighbours. The Hillingdon Design and Accessibility Statement (HDAS): Residential Extensions provides further guidance in respect of these matters, stating in particular that the distance between habitable room windows should not be less than 21m with a 3m area of rear private amenity space and that a 15m setback should be maintained to the rear of surrounding properties.

The properties fronting Cornwall Road and Torrington Road would exceed these minimum distances and therefore the proposal would not have an adverse effect on their residential amenities. The existing two-storey building is sited 12.5m from the rear of Nos. 41, 41a, 43 and 43a Northdown Close. These properties have rear habitable room windows facing the existing two-storey structure of the application property. Therefore, the existing residential care home is already within the minimum 15m distance from these properties and the proposal would not result in development any closer to them. With regard to the amenities of Nos. 39 and 39a Northdown Close, the two storey extension would result in a projection covering half the width of their rear elevation, however, this additional projection would be in front of a bathroom and kitchen window and whilst it would not meet the recommended 15m distance requirement, it would be 14.5m, it is not considered that this shortfall (0.5m) would warrant the refusal of planning permission on these grounds alone or result in a material loss of residential amenity. It should also be noted that there is also a partial landscape screen on the boundary. As such, the proposal is considered to comply with Policy BE21 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and Policy OE3 deals with development which has the potential to cause noise annoyance. The site comprises an established residential care home and it is not considered the existing site situation would materially worsened should this proposal receive consent. Therefore, the proposal is considered to accord with policy OE1 and OE3 of the UDP (Saved Policies, September 2007).

7.09 Living conditions for future occupiers

The SPD: Residential Layouts: Section 4.9 states, each habitable room should have an outlook and source of natural light and the proposal would comply with this advice and with Policy 4A.3 of the London Plan (2008).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site has 11 standard parking spaces and 2 disabled bays currently provided on the site and this would not be altered by the proposal. Cycle storage facilities would be provided to the side of the building.

The current application would result in an increase of 7 residents (although these would not drive or own vehicles). The additional residents would require 2 additional staff (one for each shift), and it is estimated that this could result in 2 additional visitors at any one time.

The previous application sought to increase the number of residents by 9, the highways impact of this was considered at appeal and the inspector concluded that given the small scale potential increase in parking demand as a result of the proposal the existing parking at the site would be sufficient to serve the additional accommodation created by the

extensions. Furthermore the scale of the increase in patient provision would be small and would be unlikely to cause a significant increase in traffic generation from the site that it would result in congestion on West End Road. The inspector concluded that the submitted transport assessment together with the car parking layout plan was sufficient to access likely transport/parking demand.

The current scheme seeks a reduced amount of accommodation (7 bedrooms rather than the previous 9) and therefore in view of the above, the proposal is considered acceptable in accordance with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

As above

7.12 Disabled access

The design and access statement submitted with the application states, access to the building would remain as existing from the front entrance. External doors are proposed to the side and rear to provide additional access and fire escape routes. The extensions would be fully DDA and Part M compliant. Therefore the proposal is considered to accord with the Policy 3A.4 of the London Plan (2008).

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The Trees and Landscape Officer considers that there is little scope for improving the landscaping in the front of the site, although the few gaps in the shrub border could be planted with new shrubs. However the rear garden is likely to be damaged during the construction of the proposed extensions and, therefore, provision should be made for improvements to the rear garden after construction. To this end, a landscape scheme should be submitted and should include paths, areas of shrub planting and also a small/medium tree in the northern corner to help mitigate the visual impact of the extension (in this case, I would recommend a Silver Birch). Furthermore, the conifer trees on the rear, northern boundary of the site provide an effective screen and should be protected during development. Additionally, there is an early mature Oak tree in the rear garden of 1 Cornwall Road that overhangs the site slightly, however the applicant has a common law right to cut back the branches/roots to the boundary line and this will have little impact on the tree's health or visual amenity. To this end a number of conditions have been recommended and subject to these the application is considered to comply with Policy BE38 of the UDP Saved Policies (September 2007).

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

with regard to point 6 the building and site is being used as a care home, however if an application were to be submitted for the change of use to flats this would be judged on its own planning merits. In relation to point 7 these matters were discussed with the authorities Environmental Protection Unit and it was considered that should permission be issued, conditions should be applied regarding delivery times and noise from any new plant and machinery that would be installed. The remainder of the points are addressed in

the full report.

7.20 Planning Obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

Not applicable to 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 to this application

10. CONCLUSION

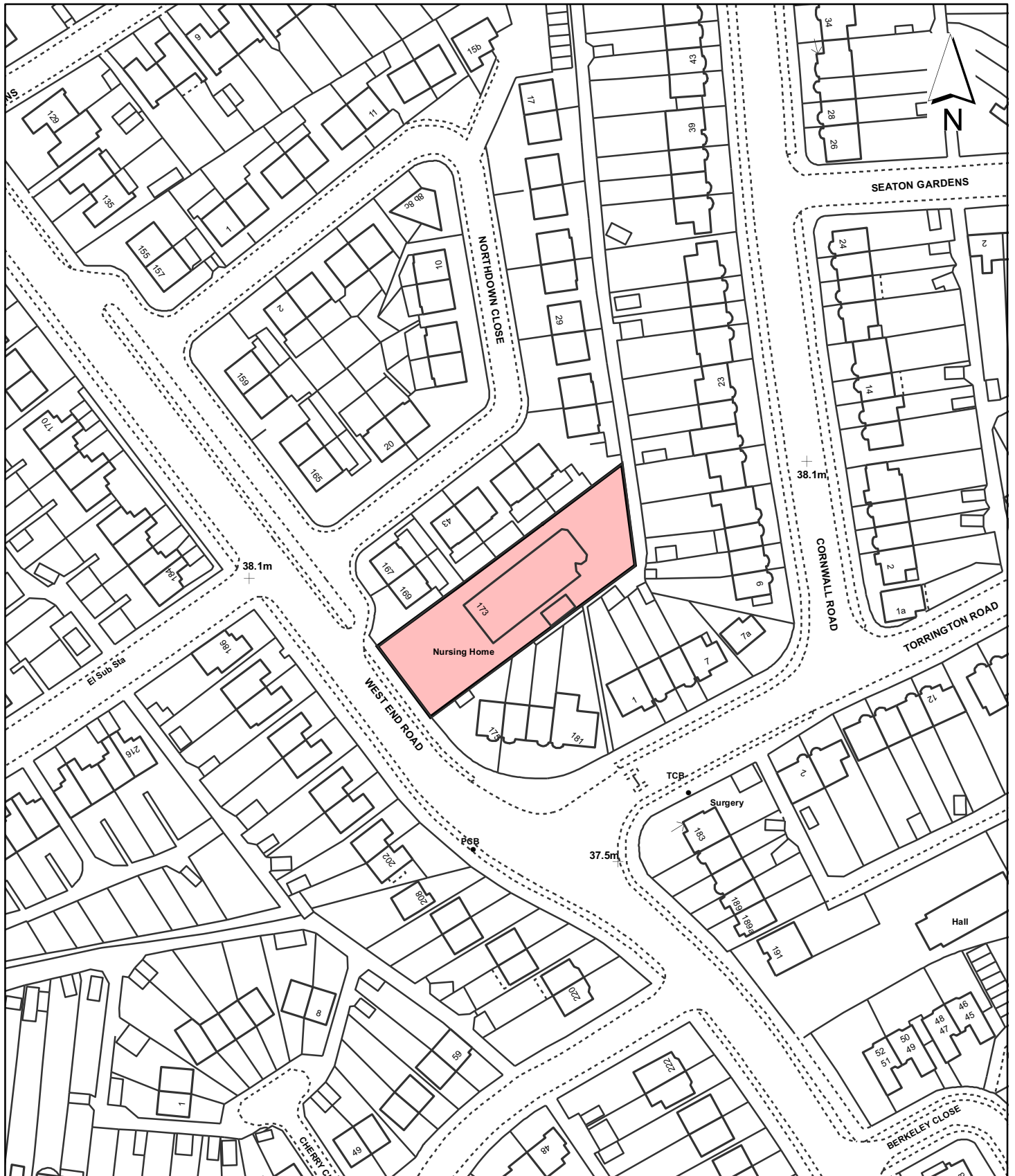
The design of the proposal is considered acceptable and the proposal would not result in any adverse impact on the amenity of adjoining occupiers such as to warrant refusal. As such the proposal is considered to comply with relevant policies contained in the UDP (Saved Policies September 2007) and therefore recommended for approval.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Polices September 2007
The London Plan (2008)
HDAS: Residential Extensions
HDAS: Residential Layouts

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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| | |
|--------------------------------------|---------------------------|
| Site Address | |
| 173 West End Road Ruislip | |
| Planning Application Ref: | Scale |
| 19817/APP/2010/1703 | 1:1,250 |
| Planning Committee | Date |
| North Page 111 | September 2010 |

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& 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 Services

Address PRIORS FARM WEST END ROAD RUISLIP
Development: Single storey side extension to existing cattle yard.
LBH Ref Nos: 14699/APP/2010/1493
Drawing Nos: Location Plan to Scale 1:1250
Flood Risk Assessment
2303/4

Date Plans Received: 28/06/2010 **Date(s) of Amendment(s):**
Date Application Valid: 15/07/2010

1. **SUMMARY**

The application relates to the extension of an existing cattle barn within an existing farm yard setting. It is considered that the proposed extension would be in-keeping with the existing cattle barn and its surroundings. It would not result in any adverse impact on the street scene or the wider area. It is not considered that the development would have a material impact on the visual amenities or openness of the Green Belt or result in the loss of any residential amenity. As such, it is considered to comply with all the relevant policies contained in the UDP (Saved Policies September 2007) and the advice contained in PPG2: Green Belts.

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 NONSC **Non Standard Condition**

The proposed extended cattle yard shall only be used for the housing of livestock.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the

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 |
| BE13 | New development must harmonise with the existing street scene. |
| 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. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| 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 |
| PPG2 | Green Belts |
| PPS1 | Delivering Sustainable Development |
| PPS25 | Development & Flood Risk |
| OE7 | Development in areas likely to flooding - requirement for flood protection measures |
| LPP3D.9 | Green Belt |
| LPP3D.18 | Agriculture in London |

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 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.

6 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.

7

Drawing 2304/4 shows a proposed storm water outfall into the Yeading Brook (East Arm). Please be made aware that under the terms of the Water Resources Act 1991, and Thames Region Drainage Byelaws (1981) certain works in, under, over or within 8.0 metres width of the top of bank of the Yeading Brook (East Arm) requires the written consent of the Environment Agency. The applicant should contact the Environment Agency Development and Flood Risk Team on 01707 632639 to discuss. Alternatively, it is recommend that the applicant explores options for retaining surface water run-off as close to the site as possible for possible re-use. The applicant should consider the use of rainwater harvesting or water butts at this site. All cleaning and washing operations should be carried out in designated areas isolated from the surface water system and draining to the foul sewer (with the approval of the sewerage undertaker). The area should be clearly marked and a kerb surround is recommended.

3. CONSIDERATIONS

3.1 Site and Locality

The application site relates to an established farm on the east side of West End Road and has the slip-road to the A40 on the southern boundary. The farm covers an area of over 28 hectares. The area to which the application relates is within the confines of the existing Farm Yard, which is accessed from and adjacent to West End Road. To the east is open countryside, to the south the A40 and to the north a sports field, with residential development beyond. The site lies within the Green Belt as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

This application proposes to extend an existing cattle barn, located within an existing cluster of agricultural buildings. The existing barn has a footprint of 450m² and it is proposed to extend this to 900m². It would have a depth of 50m and a width of 18m. It would be constructed of concrete panels, steel frames, fibre cement roof and translucent roof sheets for windows. The proposal would maintain the existing pitched roof height of 7.1m falling to 4.5m at the eaves.

3.3 Relevant Planning History

14699/APP/2009/1599 Priors Farm West End Road Ruislip
Dutch Barn and Cattle Yard to site.

Decision: 30-10-2009 Approved

14699/D/88/2139 Priors Farm West End Road Ruislip
Erection of a general purpose farm building

Decision: 25-11-1988 Approved

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:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- BE13 New development must harmonise with the existing street scene.
- 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.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.

| | |
|----------|--|
| 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 |
| PPG2 | Green Belts |
| PPS1 | Delivering Sustainable Development |
| PPS25 | Development & Flood Risk |
| OE7 | Development in areas likely to flooding - requirement for flood protection measures |
| LPP3D.9 | Green Belt |
| LPP3D.18 | Agriculture in London |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4 Neighbouring residents and businesses notified of the development no objections received.

NATS: No objections

Environment Agency: Thank you for consulting us on this application, we have reviewed the information submitted and have no objection to the proposed development.

Advice for Applicant: Drawing 2304/4 shows a proposed storm water outfall into the Yeading Brook (East Arm). Please be made aware that under the terms of the Water Resources Act 1991, and Thames Region Drainage Byelaws (1981) certain works in, under, over or within 8.0 metres width of the top of bank of the Yeading Brook (East Arm) requires our prior written consent. The applicant should contact our Development and Flood Risk Team on 01707 632639 to discuss. Alternatively, we recommend that the applicant explores options for retaining surface water run-off as close to the site as possible for possible re-use. The applicant should consider the use of rainwater harvesting or water butts at this site. All cleaning and washing operations should be carried out in designated areas isolated from the surface water system and draining to the foul sewer (with the approval of the sewerage undertaker). The area should be clearly marked and a kerb surround is recommended.

Internal Consultees

Environmental Protection Unit: Recommend Control of Environmental Nuisance from Construction Work informative.

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. PPG2 states that the construction of new buildings within the Green Belt is inappropriate unless it is for certain specified purposes. One of the specified purposes is "agriculture and forestry". As such the proposed building would fall within an accepted use. The guidance goes on to state that the visual amenities of the Green Belt should not

be injured by proposals for developments which could be visually detrimental by reason of their siting, materials or design. The proposed building would be sited within the confines of the existing farm yard area and would be adjacent to existing building of a similar design and material and as such, would be considered in-keeping with their surroundings. The extension would increase the length of the building from 24.3m to 48.3m, but given the siting of the extension its wider impact would be very limited.

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 that 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 and these issues are discussed below.

The proposal is, thus, considered to comply with policies OL1 and OL2 of the UDP (Saved Policies September 2007) and advice set out in PPG2 - Green Belts.

7.02 Density of the proposed development

Not applicable to this application

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

Not applicable to this application

7.04 Airport safeguarding

NATS have no objections to the proposal.

7.05 Impact on the green belt

PPG2 states that the construction of new buildings within the Green Belt is inappropriate

unless it is for certain specified purposes. One of the specified purposes is "agriculture and forestry". As such the proposed extension of the cattle yard would fall within an accepted use. The guidance goes on to state that the visual amenities of the Green Belt should not be injured by proposals for developments which could be visually detrimental by reason of their siting, materials or design. The proposed extension would be sited within the confines of the existing farm yard area and would be adjoining an existing building as such, would be considered in-keeping with their surroundings.

Policy OL1 defines the types of development that are considered acceptable within the Green Belt and agriculture is one of these uses, however, it also states that the number and scale of the buildings should be kept to a minimum in order to protect the visual amenities of the green belt. The application proposes to extend an existing building over what is currently an area of hardstanding and does not encroach into any open land. Therefore it is considered that this extension would not have a material impact on the visual amenities or openness of the Green Belt.

Policy OL2 states that if proposals are considered acceptable the Local Planning Authority, will where appropriate seek landscaping improvements. This site is within an existing working farmyard and the A40 landscape screening to the south and the existing mature landscaping on the northern boundary is considered to be sufficient and it is not considered appropriate to require further landscaping on this site.

The proposal is, thus, considered to comply with policies OL1 and OL2 of the UDP (Saved Policies September 2007) and advice set out in PPG2: Green Belts.

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

Policy OL1 defines the types of development that are considered acceptable within the Green Belt and agriculture is one of these uses, however, it also states that the number and scale of the buildings should be kept to a minimum in order to protect the visual amenities of the green belt. The application proposes an extension to a building sited between the existing farm buildings and the A40 slip road of a similar scale to the existing building and it is considered that this building would not have a material impact on the visual amenities or the character and appearance of the area as it is well screened from the street scene by an existing landscape screen around the front of the site. The proposed extension will also match the existing buildings in terms of their size, scale, design and use of materials, thereby reducing its visual impact on the surrounding area. The proposal is thus considered to comply with policies BE13 and BE19 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

Due to the distances involved, it is not considered that the proposal would have a detrimental impact on the amenities of adjoining properties by reason of loss of sunlight or overshadowing, and no adverse privacy impacts are anticipated given the distance to the nearest residential properties. Therefore the proposal would be in accordance with Policies BE20, BE21 and BE24 of the UDP (Saved Policies September 2007).

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties, and Policy OE3 deals with development which has the potential to cause noise nuisance. The application relates to the extension of an agricultural building in an existing farm. The extension proposed is on the southern boundary of the site (adjacent the M40) and due to the distances involved it is not considered that this would cause a nuisance to nearby properties or uses.

Therefore the proposal is considered to comply with policies OE1 and OE3 of the UDP (Saved Policies, September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

The access to and from the farm buildings will be from existing internal farm roads. Access to the farm from West End Road will not be affected by the development and it is not considered that there would be a significant increase in traffic generation, if permission were to be granted. The proposal would therefore comply with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

7.12 Disabled access

Not applicable to this application

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

Policy OL2 states that if proposals are considered acceptable the Local Planning Authority, will where appropriate seek landscaping improvements. This site is within an existing working farmyard and the proposed buildings will be well screened from the wider area by the existing farm buildings, the A40 landscape screening to the south and the existing mature landscaping on the northern boundary and as such it is not considered appropriate to require further landscaping on this site.

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

The application site is within flood zone 2. Planning Policy Statement 25 (PPS25) sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere and, where possible, reducing flood risk overall. A flood risk assessment has been submitted with the application and the Environment Agency do not object to the proposal and it is therefore considered to comply with policy OE7 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

None

7.20 Planning Obligations

Not applicable to this application

7.21 Expediency of enforcement action

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

Not applicable to this application

10. CONCLUSION

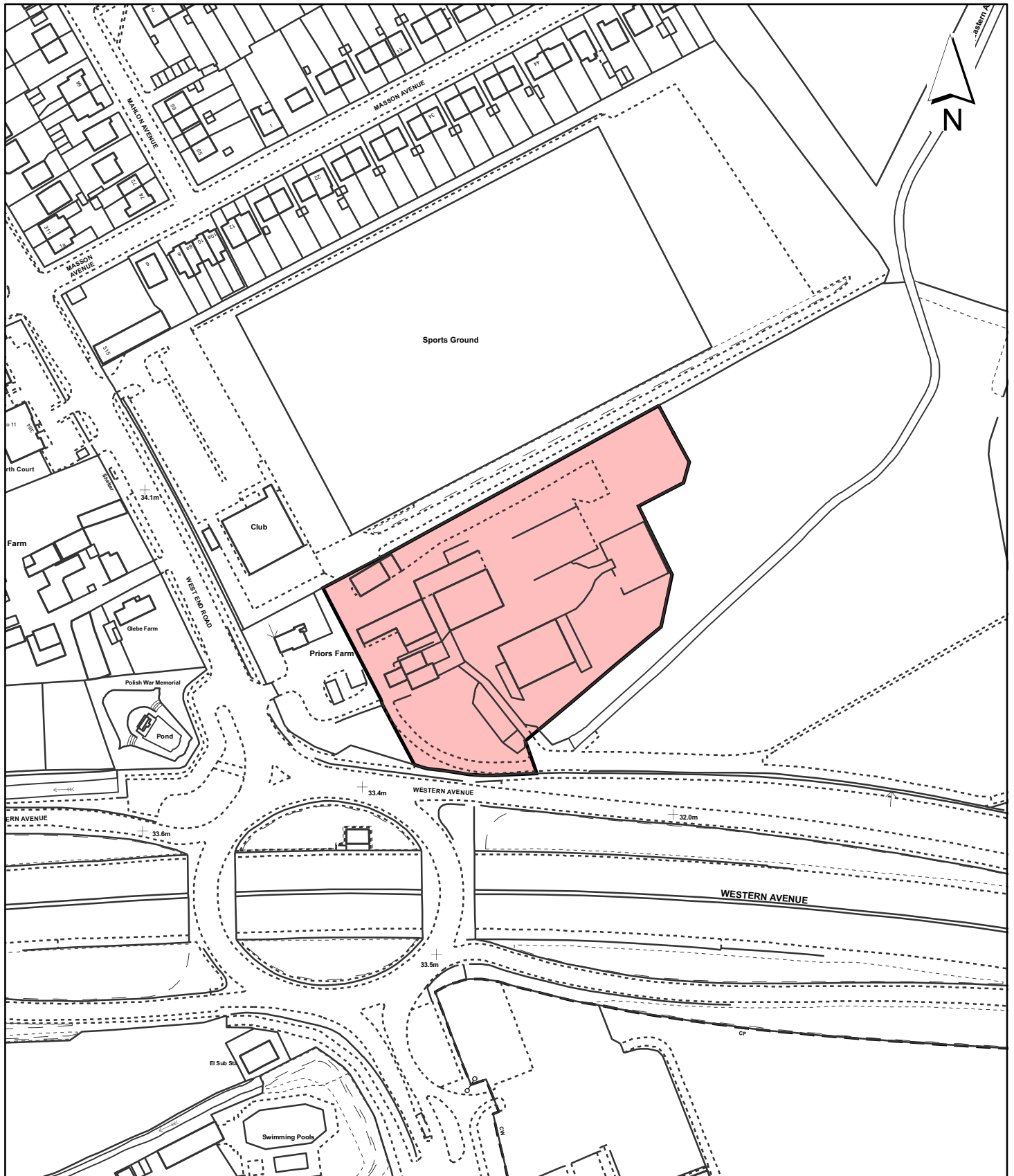
The proposed building extension is considered to be in-keeping with the existing building and with existing buildings on the site to which they would relate, in terms of its size, design, and bulk. It would not protrude further in the green belt than the existing buildings on this site and would be for one of the accepted uses within the Green Belt. It is not considered to have a material impact on any surrounding residential uses and as such is considered acceptable.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Polices September 2007
The London Plan (2008)
Planning Policy Statement 25: Development and Flood Risk
PPG2 - Greenbelts
Planning Policy Statement 7: Sustainable Development in Rural Areas

Contact Officer: Eleanor Western

Telephone No: 01895 250230



Notes

 Site boundary

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| | |
|--|---------------------------|
| Site Address | |
| Priors Farm West End Road Ruislip | |
| Planning Application Ref: | Scale |
| 14699/APP/2010/1493 | 1:2,000 |
| Planning Committee | Date |
| North Page 122 | September 2010 |

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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



HILLINGDON
LONDON

Plans for North Planning Committee

5th October 2010



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 123

Report of the Head of Planning & Enforcement Services

Address 12 EASTBURY ROAD NORTHWOOD

Development: Part two storey, part single storey front extension with 1 side rooflight, first floor side/rear extension to include 3 side dormers and 3 side rooflights, with external staircase to rear to provide additional bedrooms and alterations to existing, external alterations and new landscaping (involving demolition of bay window to ground floor rear, part first floor external wall and part of the west elevation wall).

LBH Ref Nos: 1901/APP/2010/244

Date Plans Received: 09/02/2010

Date(s) of Amendment(s):

Date Application Valid: 10/03/2010

Report of the Head of Planning & Enforcement Services

Address 12 EASTBURY ROAD NORTHWOOD

Development: Demolition of bay window to ground floor rear, part first floor external wall, part of the west elevation wall and several internal walls (Application for Conservation Area Consent)

LBH Ref Nos: 1901/APP/2010/245

Date Plans Received: 09/02/2010

Date(s) of Amendment(s):

Date Application Valid: 10/03/2010

notes

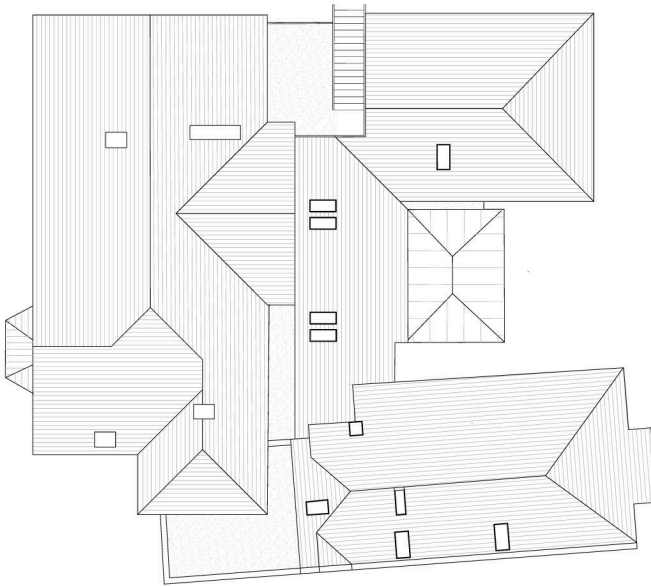
Permission is granted to scale from this drawing for the purpose of Local Authority Planning Approval only. In all other circumstances, DO NOT scale from this drawing, please contact this office for any additional information required. Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and building before commencing, any shop drawings or building work.
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RIBA
 Chartered Practice

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 This drawing must also be read in conjunction with the following consultants, specialists & sub-contractor drawings:

| drawing number | consultant name | version |
|----------------|-----------------|---------|
| | | |

Roof Plan
 scale 1:100



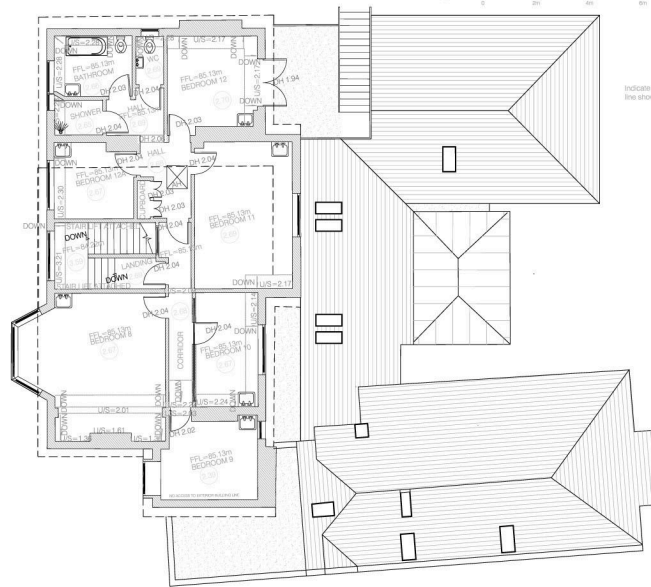
South elevation
 scale 1:100



West elevation
 scale 1:100



First Floor Plan
 scale 1:100



North elevation
 scale 1:100



Ground Floor Plan
 scale 1:100



East elevation
 scale 1:100



| revisions | date | author | checked |
|-----------|------|--------|---------|
| | | | |

RBA
 Chartered architects & town planners

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 t: 023 9281 9990
 f: 023 9281 9996
 e: mail@rba-uk.eu
 w: www.rba-uk.eu

project
 12 Eastbury Rd, Northwood
 Internal alterations and extensions

PLANNING

| drawing | date | author | checked |
|---|--------------|--------|---------|
| Existing: Plans and elevations Including survey information | | | |
| scale | | | |
| 1:100 | @ A1 July 09 | ET | RJB |
| job no | drawing no | rev | |
| 0912 | 1.02 | B | |

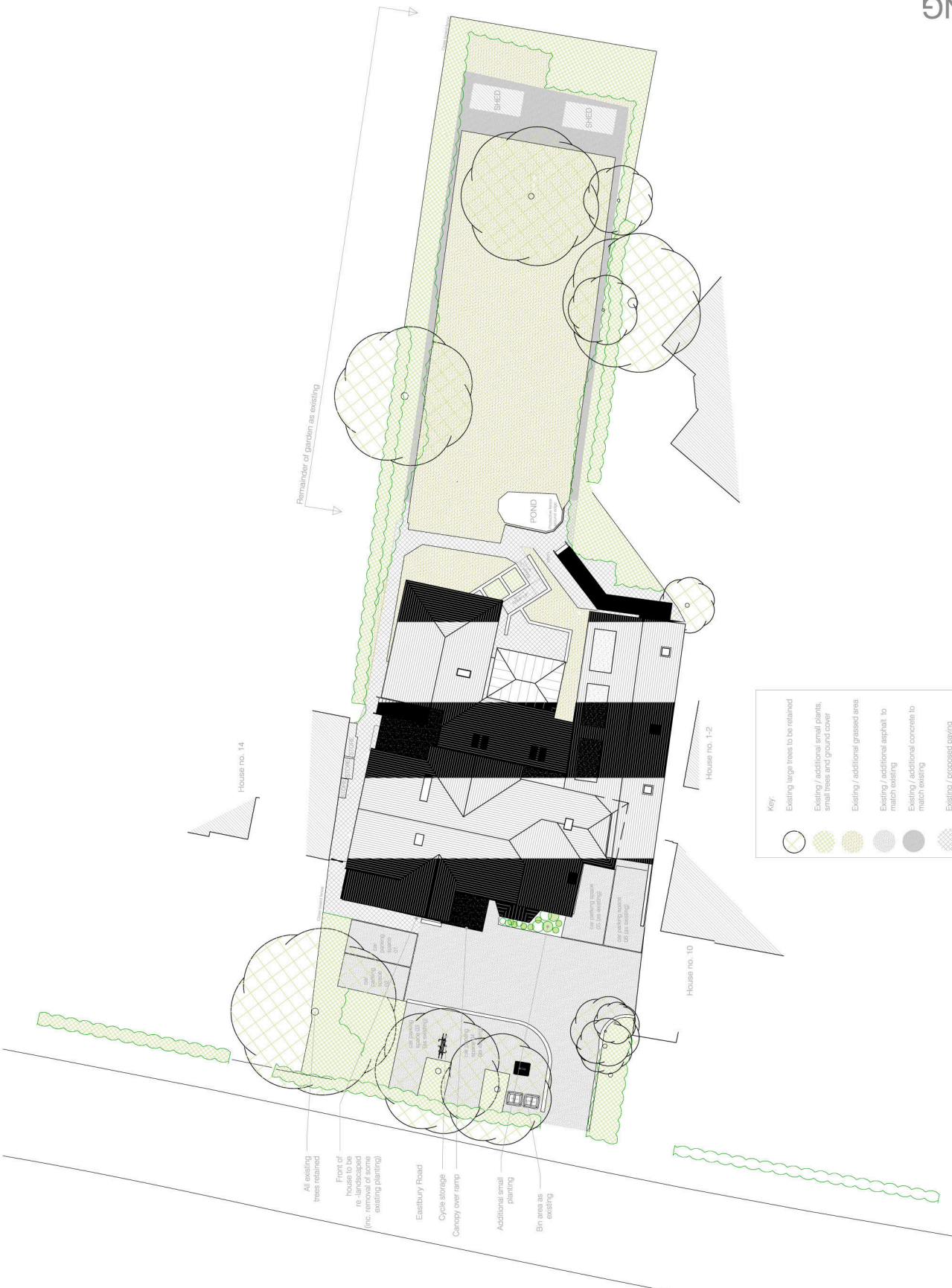
notes

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drawing number: | consultant name: | revision:



Roof plan in context
 scale 1:200



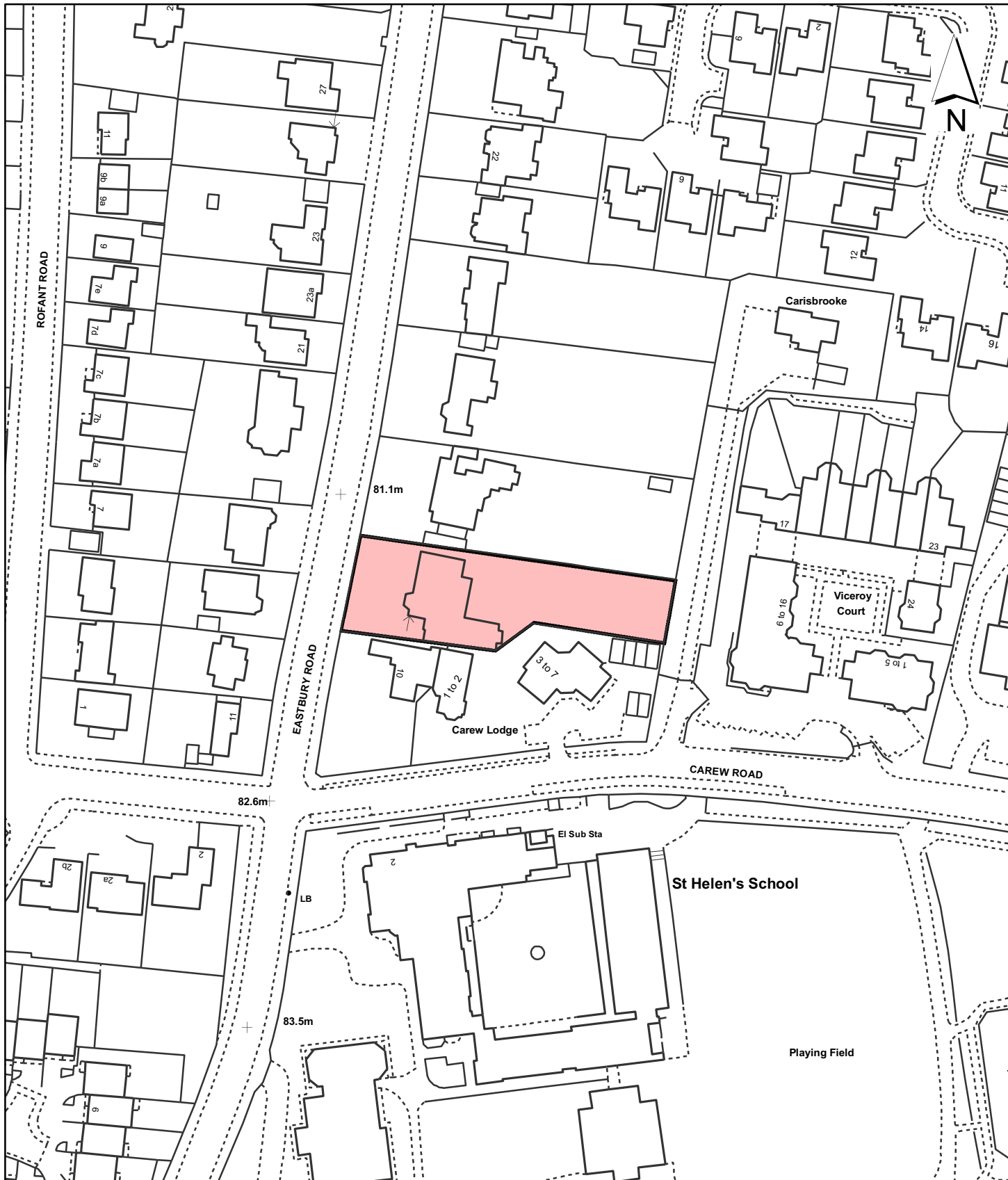
RBA
 CONSULTANTS & DESIGNERS

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 T 023 9281 9990
 F 023 9281 9996
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 W WWW.RBA-LTD.CO.UK


PROJECT
 12 Eastbury Rd, Northwood
 Internal Alterations and Extensions

PROPOSED:
 Roof Plan in Context

DATE: 1:200 @ A2 Nov 09
 DRAWN BY: ET RUB
 CHECKED BY: ET RUB
 DRAWING NO: 0912
 SCALE: 2:03



Notes

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Site Address

**12 Eastbury Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:
1901/APP/2010/244

Scale
1:1,250

Planning Committee
North Page 130

Date
**September
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address MOD EASTCOTE LIME GROVE RUISLIP

Development: Details of off-site highway works in compliance with condition 40 of planning permission ref.10189/APP/ 2007/3383 dated 21/02/2008: Redevelopment for residential purposes at a density of up to 50 dwellings per hectare.

LBH Ref Nos: 10189/APP/2009/1117

Date of receipt: 20/05/2009

Date(s) of Amendment(s):

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES.
4. ALL DIMENSIONS, LEVELS AND SURVEY GRID COORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PERMISSION FROM THE ENGINEER.
6. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS VOLUME ONE, SPECIFICATION FOR HIGHWAY WORKS.
7. THE CONTRACTOR SHALL UNDERSTAND SUCH MATERIALS TESTING AS INDICATED IN THE SPECIFICATIONS AND SHALL INCLUDE THE COST OF TESTING IN THE TENDER.
8. THE PUBLIC HIGHWAY AND WORKS WILL BE KEPT CLEAN AND FREE OF DEBRIS BY USE OF WHEEL WASHERS AND ROAD SWEEPERS TO THE COUNCIL'S SATISFACTION.

LEGEND

— PUBLIC HIGHWAYS BOUNDARY

| Rev. | Date | Amendment | Drawn | Chk. | Appr. |
|------|----------|---|-------|------|-------|
| D | 03.04.08 | ROAD MARKING COLOURS AMENDED, NO WORKING IN ANY TIME BERE REMOVED | JF | SRB | SRB |
| C | 26.03.08 | STAGE 2 SAFETY AUDIT AND COMMENTS | JF | SRB | SRB |
| B | 15.11.07 | STAGE 1 SAFETY AUDIT AND COMMENTS | JF | SRB | SRB |
| A | 13.08.07 | CLIENT COMMENTS ADDED (DRAWING RE-REFERENCED (PREVIOUSLY 001)) | RP | SR | SR |



LAND & DEVELOPMENT ENGINEERING LTD

17 Park Road, Ruislip, Middlesex, Ux8 3LH, UK
 Tel: 01895 831000 Fax: 01895 831001
 Email: info@rskgroup.co.uk Website: www.rskgroup.co.uk

Client: **GEORGE WIMPEY WEST LONDON**

Project Title: **RAF EASTCOTE RUISLIP**

Created By: **RAJESH KUMAR**
 Date: **20 MAY 2008**

Drawing Title: **LIME GROVE ACCESS - GENERAL ARRANGEMENT**
 Sheet: **SHEET 1 OF 2**

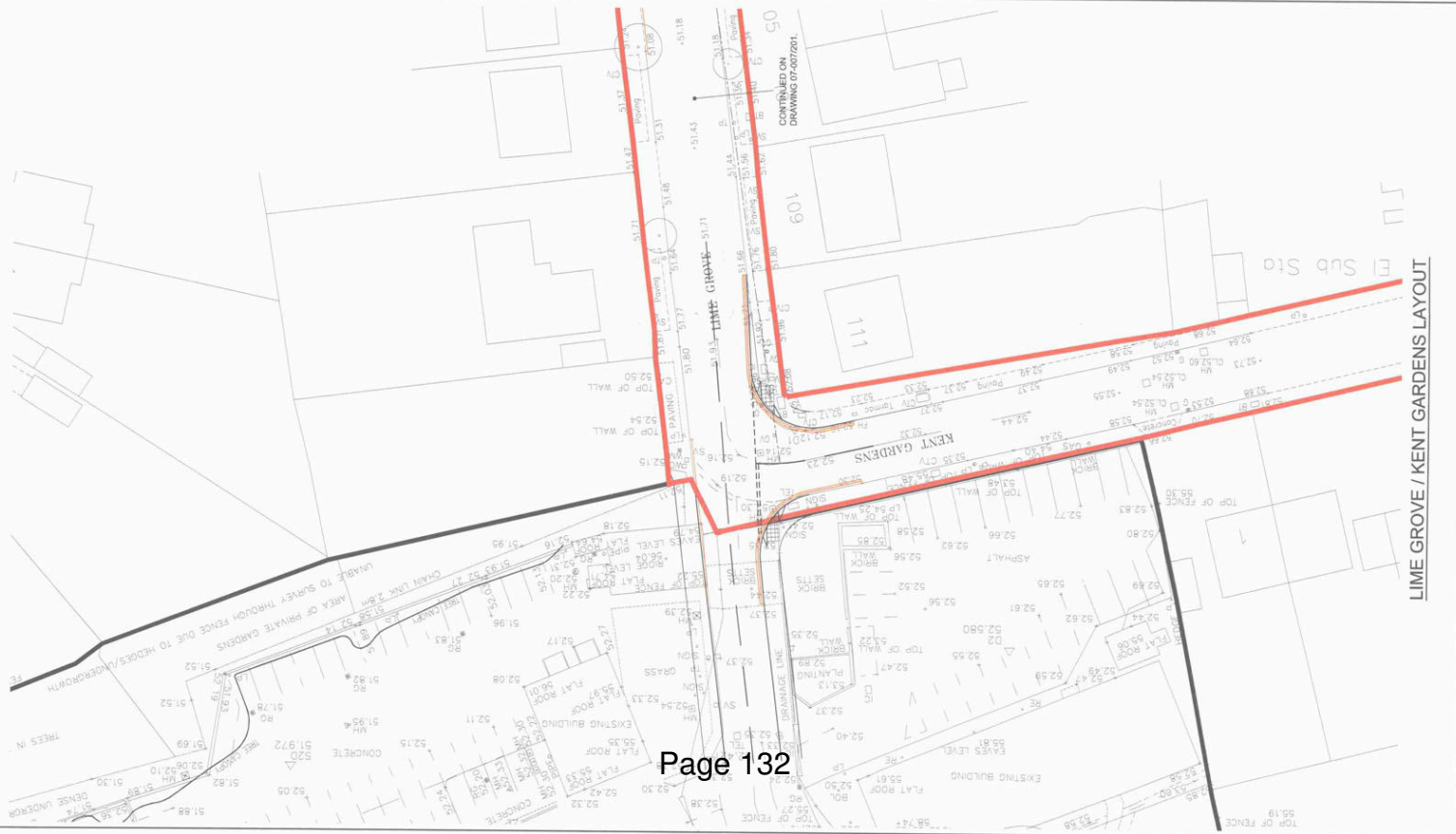
| Drawn | Date | Checked | Date | Approved | Date |
|-------|----------|---------|----------|----------|----------|
| CO | MAY 2007 | BAC | MAY 2007 | BAC | MAY 2007 |

Scale: **1:250**
 Drawing File: **1300515GRAVINF07-007200**
 Drawing No.: **07 - 007200**

Rev. **D**



LIME GROVE / ELM AVENUE JUNCTION LAYOUT



LIME GROVE / KENT GARDENS LAYOUT

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. FOR GENERAL NOTES REFER TO DRAWING 07-007/200.

LEGEND

— PUBLIC HIGHWAYS BOUNDARY

| Rev. | Date | Description | Drawn | Chk'd | App'd |
|------|----------|--|-------|-------|-------|
| C | 10.04.09 | PROPOSED RESTRICTION ADJUNCT TO JP | JP | SRB | SRB |
| B | 10.04.09 | REVISION TO REFLECT COMMENTS AND WAITING AT ANY TIME BEFORE REVISION | JP | SRB | SRB |
| A | 11.08.07 | RECEIVED TO SUIT EXTENT OF WORKS | RP | SB | SB |



LAND & DEVELOPMENT ENGINEERING LTD
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 Tel: +44 (0)20 7462 2000
 Fax: +44 (0)20 7462 2001
 Email: rsk@rskgroup.com

Client: **GEORGE WIMPEY WEST LONDON**

Project Title: **RAF EASTCOTE RUISLIP**

Drawing Title: **LIME GROVE ACCESS - GENERAL ARRANGEMENT**
 SHEET 2 OF 2

| Drawn | Date | Checked | Date | Approved | Date |
|-------|----------|---------|----------|----------|----------|
| CO | MAY 2007 | BAC | MAY 2007 | BAC | MAY 2007 |

Scale: 1:250
 City Size: A1
 Drawings File: 130515GRMINF-07-007/201
 Drawing No: 07-007/201
 Rev: C



CDM RESIDUAL CIVIL / STRUCTURAL DESIGN RISKS

The specific risks associated with the content of this drawing are considered to be:-

In accordance with the Construction Design Regulations 2007, RSK USE LTD has undertaken a design risk assessment for the elements of work shown on this drawing. The above are some but not all the residual risks identified in the risk assessment. For a comprehensive list refer to the design risk assessment.

| Rev. | Date | Description | Drawn | Chkd. | Appd. |
|------|----------|--|-------|-------|-------|
| C | 17.03.10 | Extent of footpath works modified, VMS sign added. | | | |
| B | 12.01.10 | Agreement plan updated to reflect LBH comments. | | | |



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Herts SG9 6RT
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Email: info@rsk.co.uk
Web: www.rsk.co.uk

Client

GEORGE WIMPEY WEST LONDON

Project Title

RAF EASTCOTE
RUISLIP

Drawing Title

HIGH ROAD EASTCOTE
SECTION 278
AGREEMENT PLAN

| Drawn | Date | Checked | Date | Approved | Date |
|-------------|--------|--------------|------|------------|------|
| WMJ | 10.09 | | | | |
| Scale | 1:500 | Orig Size | A2 | Dimensions | M |
| Project No. | 130515 | Drawing File | | | |
| Drawing No. | 51-10 | | | Rev. | C |

LEGEND



WORKS TO EXISTING ROAD



WORKS TO EXISTING FOOTPATH



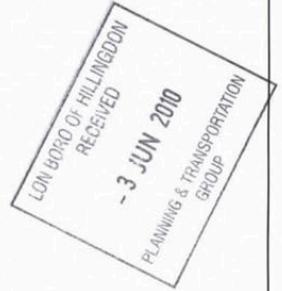
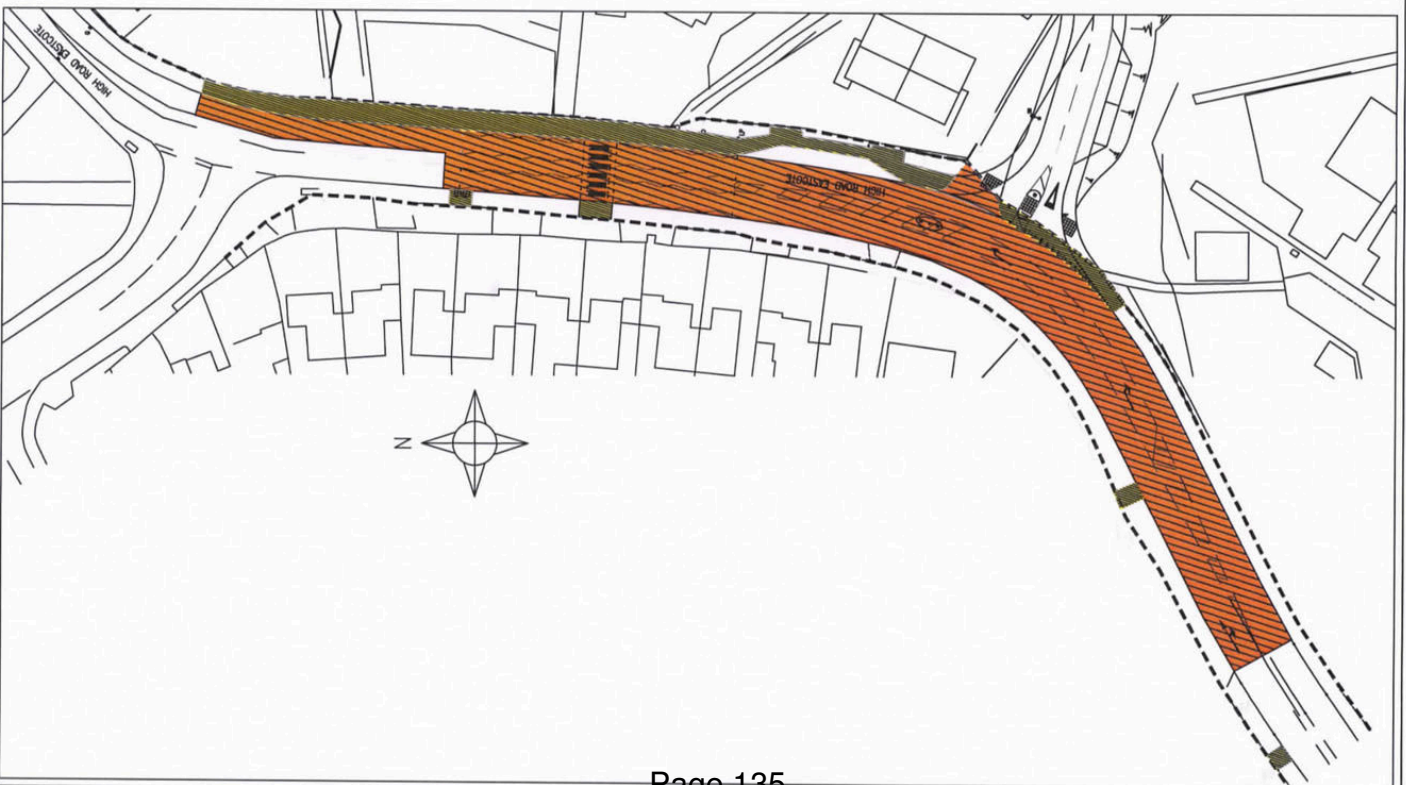
HIGHWAY BOUNDARY



SPEED ACTIVATED SIGN INSTALLED BY LBH



CONTINUATION OF HIGH ROAD EASTCOTE



COM RESIDUAL CIVIL / STRUCTURAL DESIGN RISKS

The specific risks associated with the content of this drawing are considered to be:

RSK 1 Safety implications of Section 278 works have been considered in this drawing.

RSK 2 Precautions in vicinity of roadworks.

RSK 3 Private road to Highgrove House to be maintained throughout duration of works.

RSK 4 Public footpath to remain open throughout the duration of works.

In accordance with the Construction (Design) Regulations 2007, RSK LTD Ltd has carried out a risk assessment of the works shown on this drawing. The risks identified in the risk assessment are listed in the table below. The risks identified in the risk assessment are listed in the table below. The risks identified in the risk assessment are listed in the table below.

- NOTES:**
- This drawing shall be read in conjunction with all relevant Architects and Engineers design drawings. Any discrepancies found shall be reported to RSK prior to any works commencing on site.
 - This drawing is subject to technical approval by London Borough of Hillingdon.
 - The proposed pavement construction shall match existing.
 - Covers to be reset to proposed adjacent ground level.

LON BORO OF HILLINGDON
RECEIVED
- 3 JUN 2010
PLANNING & TRANSPORTATION
GROUP

| No. | Date | Amendment | Drawn | Chk. | Appd. |
|-----|-----------|--------------------------------|-------|------|-------|
| A | 17.11.08 | Revised to Hillingdon comments | MS | MEF | MEF |
| P1 | August 08 | Issue for technical approval | MS | MEF | MEF |

RSK GROUP PLC
LAND & DEVELOPMENT ENGINEERING LTD
10000 Ruislip Road, Ruislip, Middlesex, UK
Tel: 0181 606 2000
Fax: 0181 606 2001
Email: rsk@rsk.co.uk
www.rsk.co.uk

Client: **GEORGE WIMPEY WEST LONDON**

Project Title: **RAF EASTCOTE RUISLIP**

Drawing Title: **ALTERNATIVE ACCESS SECTION 278/38 AGREEMENT ENABLING WORKS PLAN**

| | | | | | |
|-------|-------|---------|-------|----------|------|
| Drawn | Date | Checked | Date | Approved | Date |
| RWS | 08.08 | MEF | 08.08 | | |

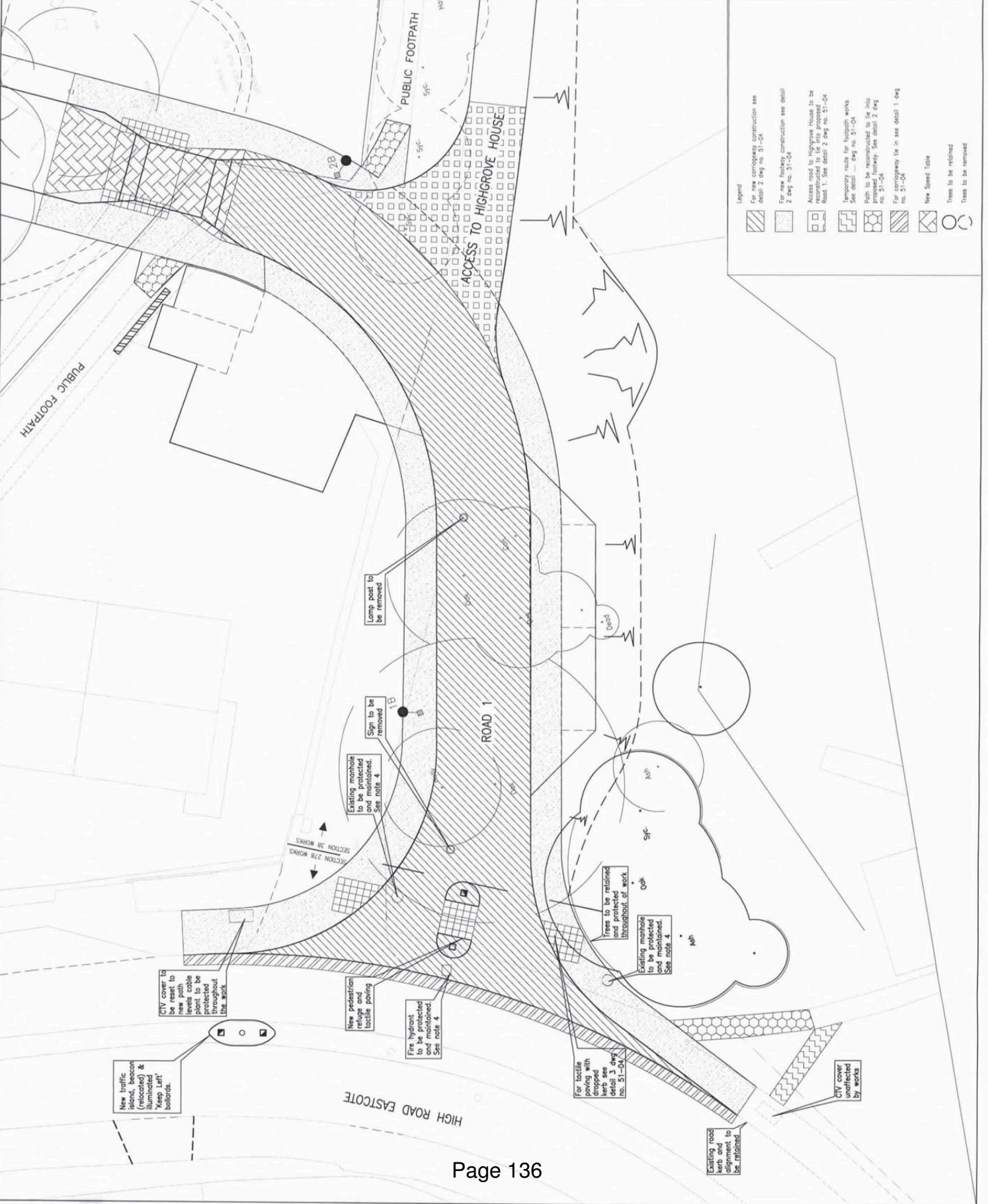
Scale: **1:100** (City Sites)

Project No: **130515**

Drawing No: **51-03**

Sheet No: **A**

Scale: 0 1 2 3 4 5m



NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS SPECIFIED BY THE ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES.
- ALL DIMENSIONS, LEVELS AND BENCH MARKS CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
- ALL LEVELS RELATED TO OS SP LEVEL NETWORK DATUM.
- - 25 DENOTES SET OUT POINT.
- NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PERMISSION FROM THE ENGINEER.
- EXACT LOCATION OF ROAD SIGNS SHALL BE AGREED ON SITE WITH THE ENGINEER PRIOR TO THE EXCAVATION OF WORKS.
- PRIOR TO THE PLACING OF THE SIGN POST THE SIGNPOSTS ARE VERTICAL AND CORRECTLY ORIENTATED.
- THE MINIMUM VERTICAL CLEARANCE FROM THE FINISHED GROUND LEVEL TO THE UNDERSIDE OF THE SIGN PLATE SHALL BE 2.1m IN FOOTPATHS AND 2.4m IN SHARED FOOTWAY CYCLEWAYS.
- WHERE MICRO PRISMATIC RETRO-REFLECTIVE SHEETING (MIRACROM) IS SPECIFIED, SIGNS SHALL BE ORIENTATED FULLY IN ACCORDANCE WITH MANUFACTURING GUIDANCE. VIEWING ANGLES FOR SIGNS SHALL BE 30° TO 90° TO THE SIGN PLATE OR LESS THAN 90°. THE SELECTION OF HORIZONTAL OR VERTICAL SHEETING ORIENTATION FOR ALL POST SIGNS SHALL BE AS AGREED WITH THE ENGINEER PRIOR TO THE PLACING OF THE SIGN POST FOUNDATION AND PLATE MOUNTING HEIGHT REQUIREMENTS. REFER TO THE SIGN SCHEDULE.

- ALL ROAD MARKINGS SHALL BE IN ACCORDANCE WITH THE RELEVANT SPECIFICATION AND GENERAL DIRECTIONS 2002 AND TO THE REQUIREMENTS OF THE LOCAL AUTHORITY.
- ALL SURFACE MARKINGS SHALL BE SCREENED APPLIED IN THERMOPLASTIC MATERIAL COMPLYING WITH BS EN 1497. MARKING THICKNESS SHALL BE 4mm ±0.4 - 1mm.
- ALL SURFACE MARKINGS SHALL BE BEADS TO BS EN 1423. CLASS A. PREMIXED DURING COMPOUNDING AT A RATE OF 20% BY WEIGHT AND APPLIED TO THE SURFACE OF THE BEADS TO BS EN 1423. CLASS B. SURFACE APPLIED DURING APPLICATION AT A RATE OF 400-500g/m².
- THE SKID RESISTANCE OF ALL SURFACE MARKINGS SHALL HAVE A MINIMUM SRT VALUE OF 55 TO BS EN 1436.
- ALL PAVED SURFACE MARKINGS SHALL BE REINSTATED AS AGREED WITH THE LONDON BOROUGH OF HILLINGDON SENIOR ENGINEER.
- EXACT LOCATIONS OF THE SURFACE MARKINGS SHALL BE AGREED ON SITE WITH THE ENGINEER PRIOR TO THEIR PERMANENT APPLICATION.
- ALL NEW ROAD MARKINGS TO BE INTO EXISTING ROAD MARKINGS SHALL BE REINSTATED AS AGREED WITH THE LONDON BOROUGH OF HILLINGDON SENIOR ENGINEER. REFER TO DRAWING 07-007/199.
- ALL REDUNDANT TIME PLATES TO BE REMOVED.

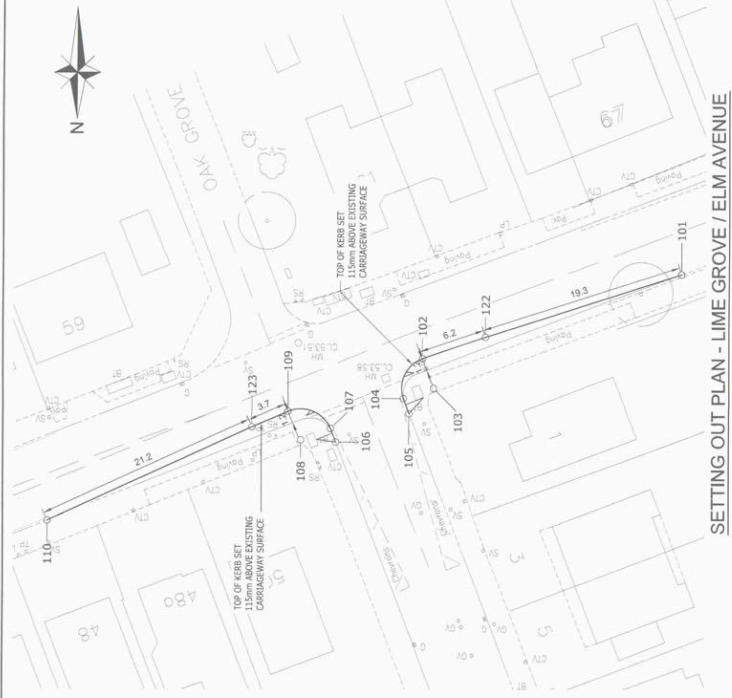
| DIAGRAM NO. | LENGTH | WIDTH | SPACING |
|-------------|------------|--------|---------|
| 100 | 600mm | 200mm | 300mm |
| 101 | 600mm | 100mm | 300mm |
| 102 | 600mm | 100mm | 300mm |
| 103 | 3750mm | 1250mm | |
| 1017 | Continuous | 100mm | |

KERB ALIGNMENT SCHEDULE OF CO-ORDINATED POINTS

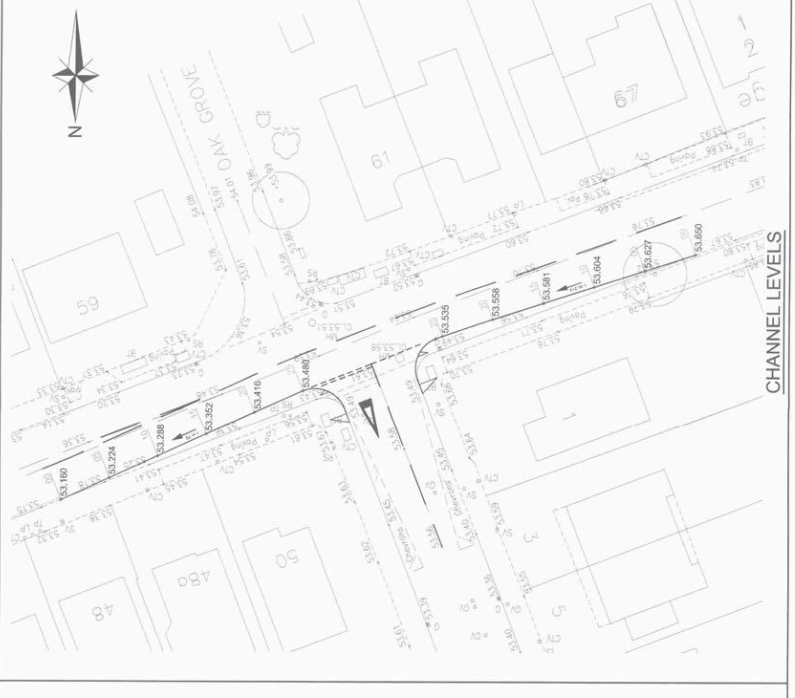
| POINT | EASTINGS | NORTHINGS |
|-------|------------|------------|
| 101 | 510750.777 | 107549.705 |
| 102 | 510775.075 | 107557.865 |
| 103 | 510774.061 | 107560.580 |
| 104 | 510776.367 | 107561.570 |
| 105 | 510783.224 | 107565.659 |
| 106 | 510783.224 | 107566.395 |
| 107 | 510783.705 | 107566.462 |
| 108 | 510786.509 | 107566.462 |
| 109 | 510787.712 | 107562.714 |
| 110 | 510803.354 | 107570.095 |
| 111 | 510803.354 | 107570.095 |
| 112 | 510809.638 | 107572.853 |
| 113 | 510809.638 | 107572.853 |
| 114 | 510807.346 | 107573.302 |
| 115 | 510807.346 | 107573.302 |
| 116 | 510807.346 | 107573.302 |
| 117 | 510807.346 | 107573.302 |
| 118 | 510807.346 | 107573.302 |
| 119 | 510807.346 | 107573.302 |
| 120 | 510811.774 | 107568.600 |
| 121 | 510807.346 | 107573.302 |
| 122 | 510809.638 | 107572.853 |
| 123 | 510791.080 | 107564.227 |

NOTES: CONTINUED

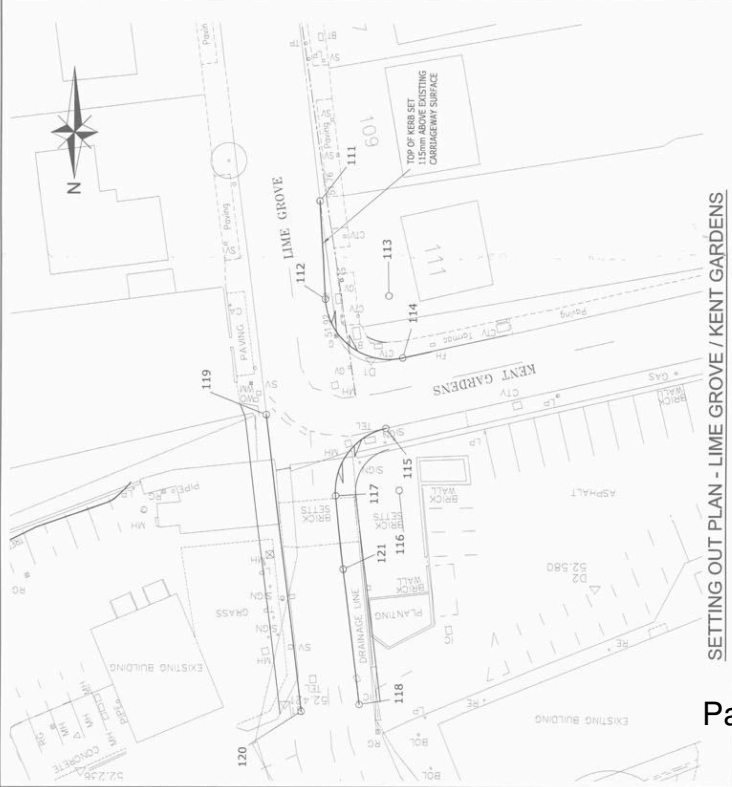
- ALL ROAD MARKINGS SHALL BE IN ACCORDANCE WITH THE RELEVANT SPECIFICATION AND GENERAL DIRECTIONS 2002 AND TO THE REQUIREMENTS OF THE LOCAL AUTHORITY.
- ALL SURFACE MARKINGS SHALL BE SCREENED APPLIED IN THERMOPLASTIC MATERIAL COMPLYING WITH BS EN 1497. MARKING THICKNESS SHALL BE 4mm ±0.4 - 1mm.
- ALL SURFACE MARKINGS SHALL BE BEADS TO BS EN 1423. CLASS A. PREMIXED DURING COMPOUNDING AT A RATE OF 20% BY WEIGHT AND APPLIED TO THE SURFACE OF THE BEADS TO BS EN 1423. CLASS B. SURFACE APPLIED DURING APPLICATION AT A RATE OF 400-500g/m².
- THE SKID RESISTANCE OF ALL SURFACE MARKINGS SHALL HAVE A MINIMUM SRT VALUE OF 55 TO BS EN 1436.
- ALL PAVED SURFACE MARKINGS SHALL BE REINSTATED AS AGREED WITH THE LONDON BOROUGH OF HILLINGDON SENIOR ENGINEER.
- EXACT LOCATIONS OF THE SURFACE MARKINGS SHALL BE AGREED ON SITE WITH THE ENGINEER PRIOR TO THEIR PERMANENT APPLICATION.
- ALL NEW ROAD MARKINGS TO BE INTO EXISTING ROAD MARKINGS SHALL BE REINSTATED AS AGREED WITH THE LONDON BOROUGH OF HILLINGDON SENIOR ENGINEER. REFER TO DRAWING 07-007/199.
- ALL REDUNDANT TIME PLATES TO BE REMOVED.



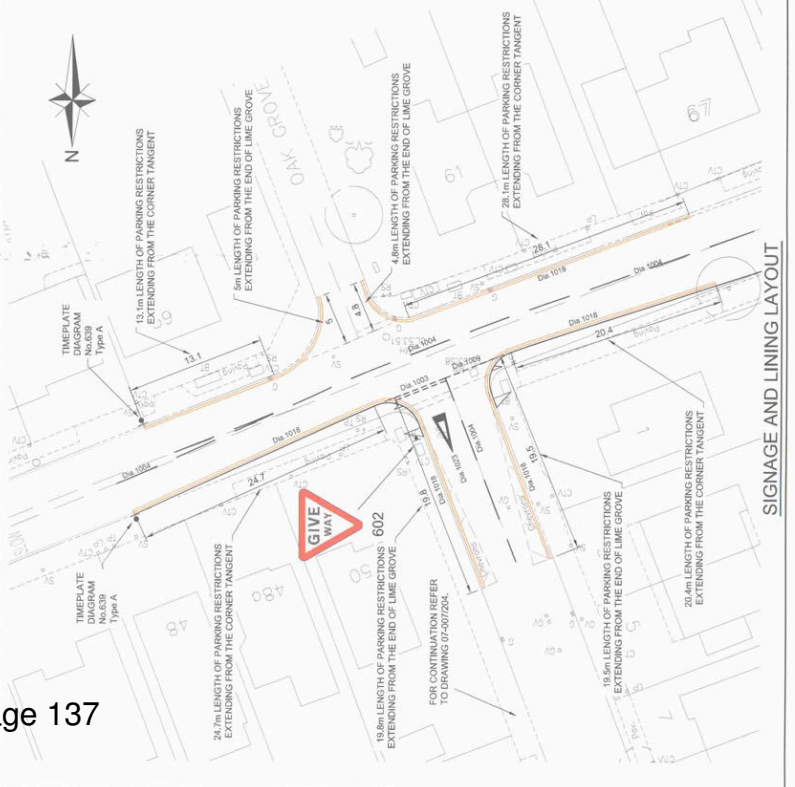
SETTING OUT PLAN - LIME GROVE / ELM AVENUE



SETTING OUT PLAN - LIME GROVE / KENT GARDENS



SIGNAGE AND LINING LAYOUT



CHANNEL LEVELS



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 Website: www.rdel.co.uk

Client: GEORGE WIMPEY WEST LONDON

Project Title: RAF EASTCOTE
 RUISLIP

Drawing Title: LIME GROVE ACCESS -
 SETTING OUT, SIGNS AND
 LINES. SHEET 1 OF 2

| | | | | | |
|-------------|----------|--------------|------------------------|----------|----------|
| Drawn | Date | Checked | Date | Approved | Date |
| CO | MAY 2007 | BAC | MAY 2007 | BAC | MAY 2007 |
| Scale | 1:250 | Orig Size | A1 | Drawn | IT |
| Project No. | 130515 | Drawing File | 130515\CPAINF07-007\03 | | |

| | | |
|----------|----------|-------------|
| Revision | No. | Description |
| 07 | -007/203 | G |

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS, VOLUME 1, SPECIFICATION FOR HIGHWAY WORKS AND ALL OTHER RELATED DRAWINGS.
2. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY FULLY WITH THE MANUAL FOR CONTRACT DOCUMENTS FOR HIGHWAY WORKS, VOLUME 1, SPECIFICATION FOR HIGHWAY WORKS.
3. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
4. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES.
5. ALL EXISTING LEVELS, GRADIENTS, DEPTHS, ETC. ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
6. FOR WHITE LINING DETAILS REFER TO DRAWING 07-007/205.
7. EXISTING KERBS TO BE RE-USED IF AGREED WITH THE ENGINEER. ALL NEW KERBS ARE NOT APPROVED. NEW ONES ARE TO BE USED.
8. FOOTWAY CONSTRUCTION:
 - SURFACE COURSE - 50mm OF 6mm CLOSE GRADED MACADAM TO BS 4984-1, 2006 CLAUSE 6.5 TABLES 29, 30 AND 31, 100/150 PER BINDER.
 - BINDER COURSE - 50mm THICK OF 20mm DENSE GRADED MACADAM TO BS 4984-1, 2006 CLAUSE 6.5, TABLES 15 AND 16, 125 PER BINDER.
 - BASE - 100mm THICK LEAN CONCRETE TO BS5328-2:3&4, SUB-BASE - 150mm TYPE 1 TO CLAUSE 6(5) (SHM).
9. CONTRACTOR TO ENSURE SMOOTH TRANSITION IN ALL LEVELS BETWEEN EXISTING AND PROPOSED LEVELS.
10. ALL EXISTING SERVICE COVERS/WORK TO BE ADJUSTED TO SUIT PROPOSED FINISHED SURFACE LEVELS WITH THE APPROVAL OF THE APPROPRIATE STATUTORY DEPARTMENT.

| Rev. | Date | Author | Drawn | Check | Appr. |
|------|----------|--|-------|-------|-------|
| B | 12.06.08 | FOOTWAY OVERLAY DETAILS ADDED | JP | SRB | SRB |
| C | 19.03.08 | AMENDED FOLLOWING RECEIPT OF THE STAGE 2 ROAD SAFETY AUDIT | JP | SRB | SRB |
| D | 15.11.07 | ADJUSTED TO SUIT THE STAGE 2 ROAD SAFETY AUDIT AND COMMENTS FROM THE HIGHWAY AUTHORITY | JP | SRB | SRB |
| A | 13.06.07 | CLIENT COMMENTS ADDED | RP | SB | SB |

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 Email: land@rsk.co.uk
 www.rsk.co.uk

Client: **GEORGE WIMPEY WEST LONDON**

Project Title: **RAF EASTCOTE**

Drawn By: **RUISLIP**

Checked By: **BAC**

Approved By: **BAC**

Date: **MAY 2007**

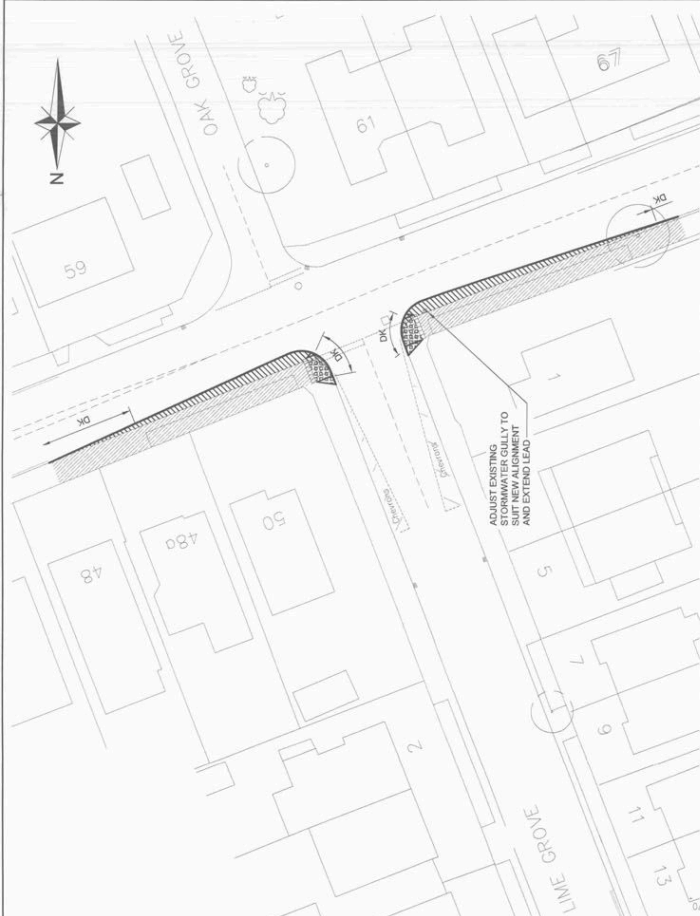
Scale: **1:250**

Project No: **130515**

Drawing File: **130515GRAINF07-007/205**

Drawing No: **07 - 007/205**

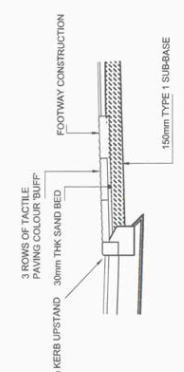
Rev: **D**



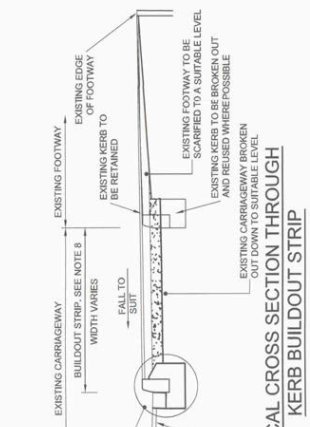
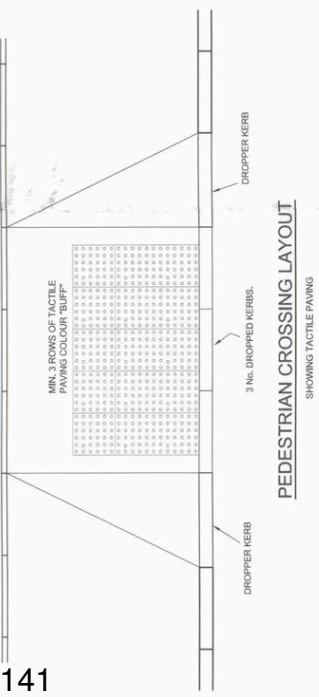
CONSTRUCTION LEGEND

- EXISTING FOOTWAY SURFACE COURSE TO BE BROKEN OUT AND REMOVED TO TOP. AREA TO BE RECONSTRUCTED WITH 150/125mm PRECAST CONCRETE DROPPER KERBS WITH DROPPER KERBS EITHER SIDE. GRADE ST4 CONCRETE BED AND HAUNCH CONSTRUCTION.
- EXISTING BITUMINOUS CARREGWAY SURFACE COURSE TO BE BROKEN OUT AND REMOVED TO TIP. AREA TO BE RECONSTRUCTED AND FINISHED WITH DENSE BITUMEN MACADAM FINISH.
- EXISTING FOOTWAY TO BE SCARFED AND TACKED TO EXISTING BITUMEN MACADAM FINISH WITH DENSE BITUMEN MACADAM TO SUIT.
- FULL DEPTH CARREGWAY FLEXIBLE CONSTRUCTION.
- FULL DEPTH FOOTWAY FLEXIBLE CONSTRUCTION.
- RESURFACING OVERLAY AND TIE IN CARREGWAY CONSTRUCTION.
- 125x25mm PRECAST CONCRETE HALF BATTERED CONSTRUCTION.
- 150x125mm PRECAST CONCRETE DROPPER KERBS WITH DROPPER KERBS EITHER SIDE. GRADE ST4 CONCRETE BED AND HAUNCH CONSTRUCTION.
- 50x150mm PRECAST CONCRETE EDGING WITH ST4 CONCRETE BED AND HAUNCH CONSTRUCTION.

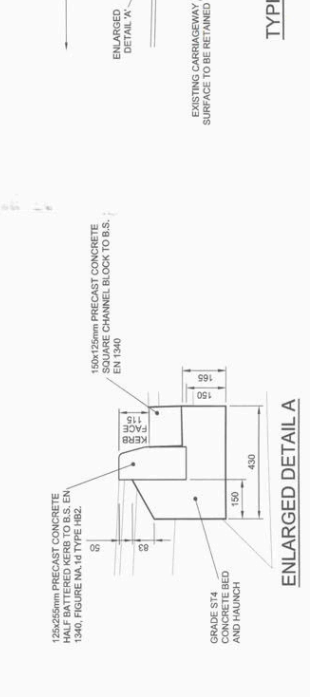
SECTION THRO' PEDESTRIAN CROSSING



PEDESTRIAN CROSSING LAYOUT



TYPICAL CROSS SECTION THROUGH KERB BUILDOUT STRIP



NOTES:

1. THE PROPOSED DROPPED KERBS ASSOCIATED WITH THE ZEBRA CROSSING ARE TO HAVE A MAXIMUM UPRISHT OF 6MM.
2. DIAGRAM NUMBERS REFER TO THE TRAFFIC SIGNS REGULATIONS & GENERAL DIRECTIONS 2002.
3. HIGH FRICTION SURFACING TO CLASSE 90A SPECIFICATION FOR HIGHWAY WORKS, 3MM THICK CALCINED BAUWITE, MN TYPE 10/15, COLOURED RED, APPLIED FOR 2 METRES WITH A 0.5M GAP EITHER SIDE OF DIAGRAM 1024 AS SHOWN.

| Rev. | Date | Description | Drawn | Check | Appd. |
|------|----------|---------------------------------------|-------|-------|-------|
| D | 10.08.08 | Vehicle Addressed Warning Signs added | ME | SRB | SRB |
| C | 08.08.08 | Building lines to be removed | MS | SRB | SRB |
| B | 30.07.08 | ROAD MARKING NOTICES REVERSED | MS | SRB | SRB |
| A | 17.08.08 | DELETED SECTION DIMENSIONS ADDED | JF | SRB | SRB |



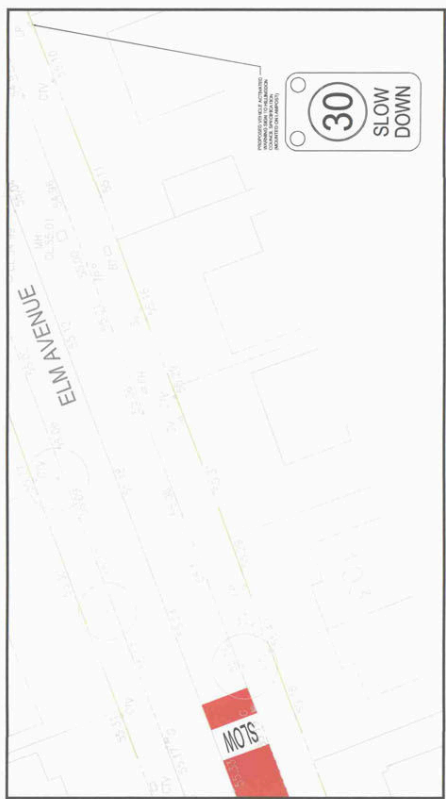
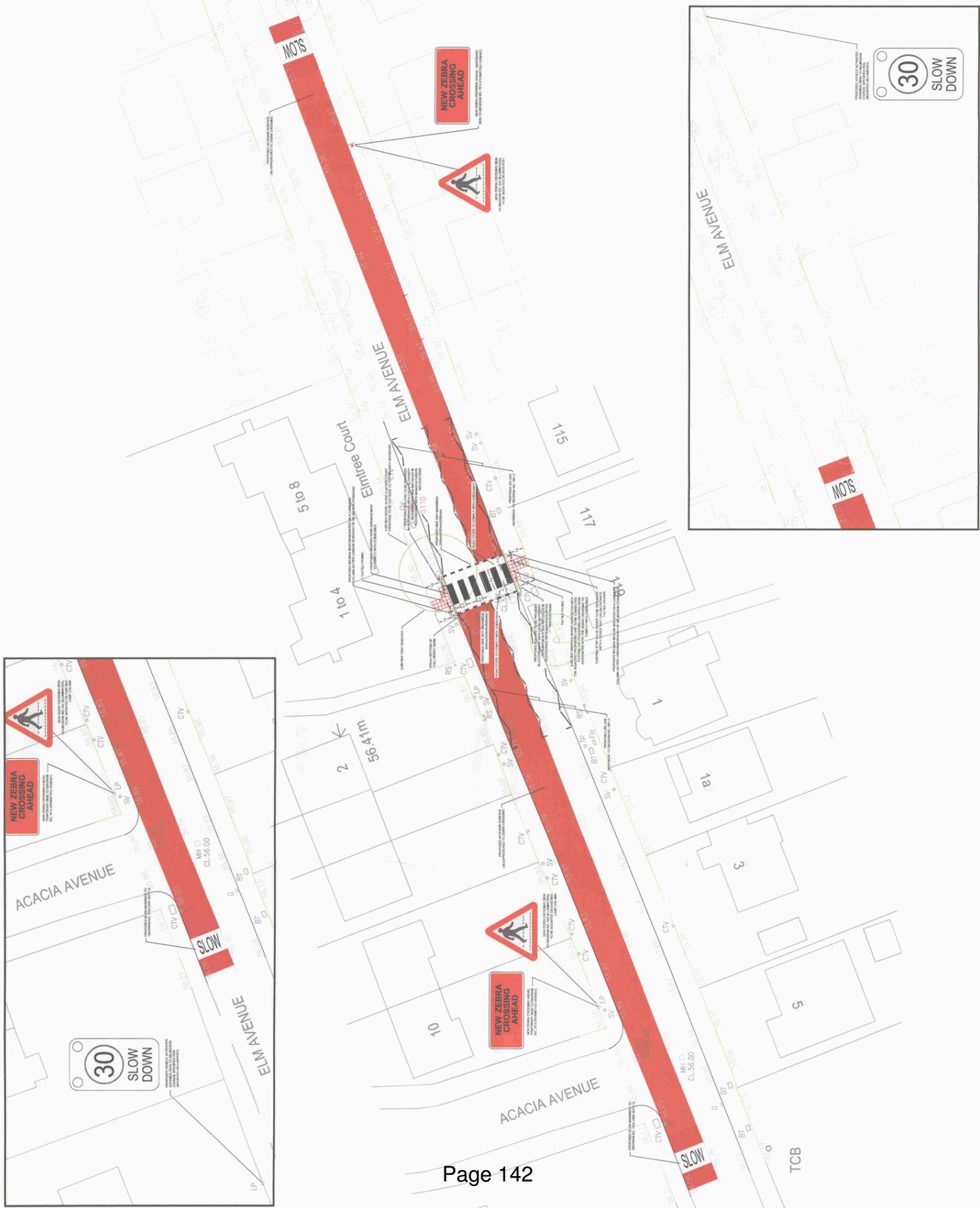
LAND & DEVELOPMENT ENGINEERING LTD
 11000 Woodhouse Road
 Leeds LS12 2JZ
 Tel: +44 (0)113 2722000
 Fax: +44 (0)113 2722001
 Email: info@landdev.co.uk
 Website: www.landdev.co.uk

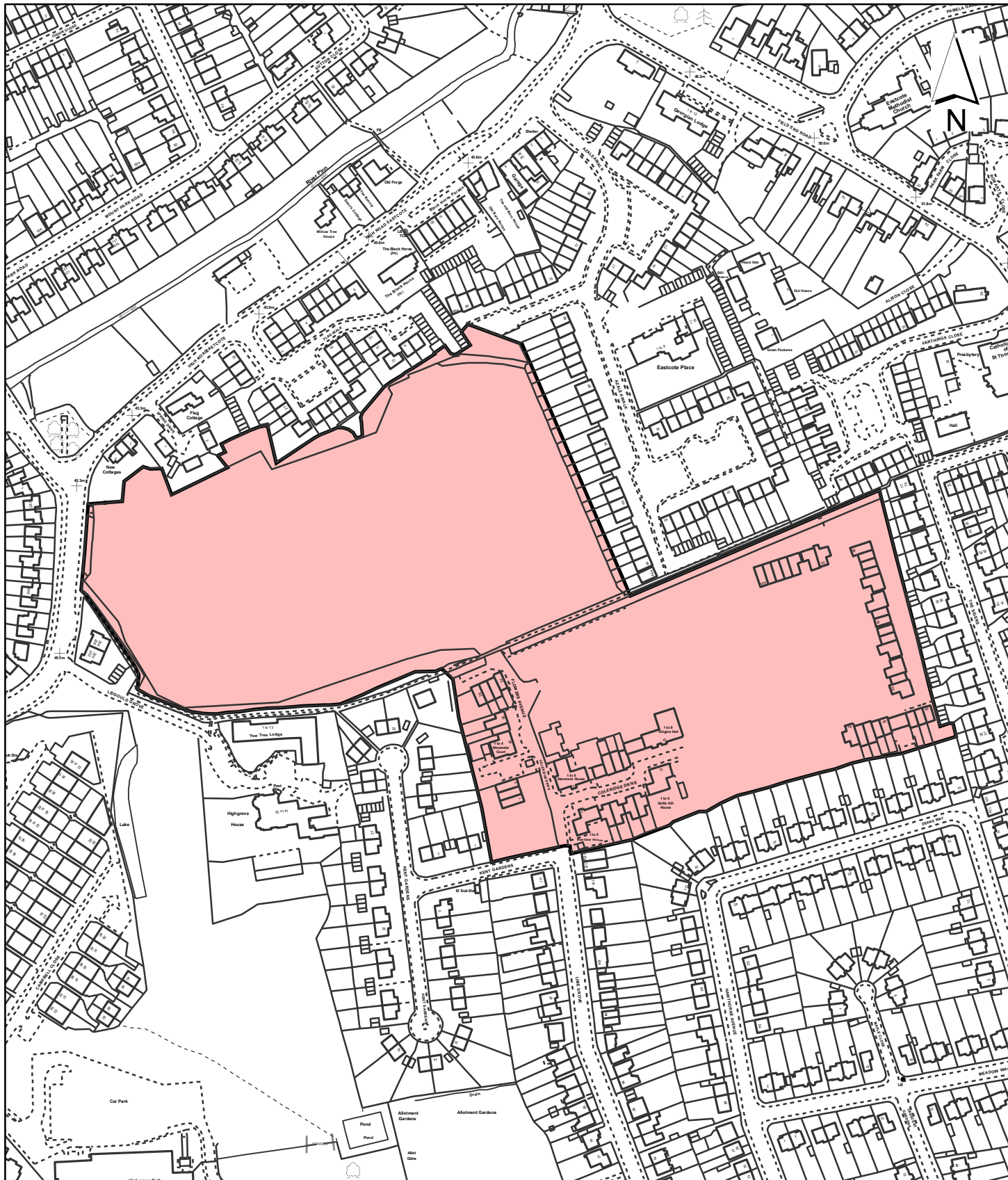
Client
 GEORGE WIMPEY WEST LONDON



Project Title
 RAF EASTCOTE
 RUISLIP

Drawing Title
 ELM AVENUE
 ZEBRA CROSSING
 GEOMETRIC DATA

| Drawn | Date | Checked | Date | Approved | Date |
|-------------|-------------|--------------|-------------------------|-----------|----------|
| JF | JUNE 2008 | SRB | 16.06.08 | SRB | 16.06.08 |
| Scale | 1:200 | City Size | A1 | Revisions | 01 |
| Drawing No. | 130515 | Drawing File | 130515\GRAINF\07-007304 | | |
| Drawing No. | 07 - 007304 | Rev. | D | | |





| | | | |
|---|---|--|--|
| <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 style="text-align: center;">RAF Eastcote Lime Grove Ruislip</p> | | <p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning, Environment & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> |
| | <p>Planning Application Ref:</p> <p style="text-align: center;">10189/APP/2009/1117</p> | <p>Scale</p> <p style="text-align: center;">1:3,000</p> |  <p style="text-align: center;">HILLINGDON LONDON</p> |
| | <p>Planning Committee</p> <p style="text-align: center;">North Page 143</p> | <p>Date</p> <p style="text-align: center;">September 2010</p> | |

Report of the Head of Planning & Enforcement Services

Address MOD EASTCOTE LIME GROVE RUISLIP

Development: Details of pedestrian crossing in compliance with condition 20 of planning permission ref.10189/APP/ 2007/2954 dated 03/03/2008: Proposed new access road from Eastcote Road to the boundary of R.A.F. Eastcote to facilitate the redevelopment of R.A.F. Eastcote for residential purposes.

LBH Ref Nos: 10189/APP/2010/168

Date of receipt: 14/01/2010

Date(s) of Amendment(s):

| SIP Ref. | SIP No. to 12000, 2000 | Sign Face Details | | | Chromes | | | Post Details | | | Lighting Details | | | Foundation Details | | | | |
|----------|------------------------|--------------------------|-------------|------------|---------------|----------|------------|--------------|-------------|------------|------------------|--------------|--------------|--------------------|-------------|------------|--|---|
| | | Description | Height (mm) | Width (mm) | Reflect (lum) | Material | Color (mm) | Finish | Height (mm) | Width (mm) | Spacing (mm) | Spacing (mm) | Spacing (mm) | Spacing (mm) | Length (mm) | Width (mm) | Depth (mm) | Comments |
| 01, 02 | 010 | Keep Left | 2700 | 400 | H | EL | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | Sign mounted on internally braced post. Mounted on existing sign posts. |
| 06, 07 | 044 | Zebra Crossing Ahead | 600 | 450 | H | DI | 2300 | 18.5000 | 88 | WPF | --- | --- | --- | --- | --- | --- | Temporary signs mounted on existing post & column. | |
| 08, 09 | 014 | NEW ZEBRA CROSSING AHEAD | 600 | 450 | H | DI | 2300 | --- | --- | --- | --- | --- | --- | --- | --- | --- | Temporary signs mounted on existing post & column. | |

NOTES:

1. All signs to be made in accordance with all relevant drawings, documents and specifications.
2. For internally illuminated signs all signs shall be made from Type 1 or Type 2 material.
3. All signs shall be made in accordance with the relevant standards and specifications.
4. All sign foundations shall be in accordance with the relevant standards and specifications.
5. All sign foundations shall be in accordance with the relevant standards and specifications.
6. Vertical clearance shall be a minimum of 4.50m from the edge of sign to structure where appropriate.
7. Horizontal clearance shall be a minimum of 4.50m from the edge of sign to structure where appropriate.

KEY TO ABBREVIATIONS

H = High Intensity, Retroreflecting Macroprismatic Material
 L = Low Intensity, Retroreflecting Macroprismatic Material
 EL = Enamel Laminated
 DI = Internally Illuminated
 WPF = White Powder Finish
 MBP = White Board Type Post
 TIC = To Be Confirmed

LEGEND

High Intensity Retroreflecting Macroprismatic Material
 (Specification for Highway Works)
 SIGNAGE SURF: MOUNTED ON 30mm ROUND WHITE LAMP

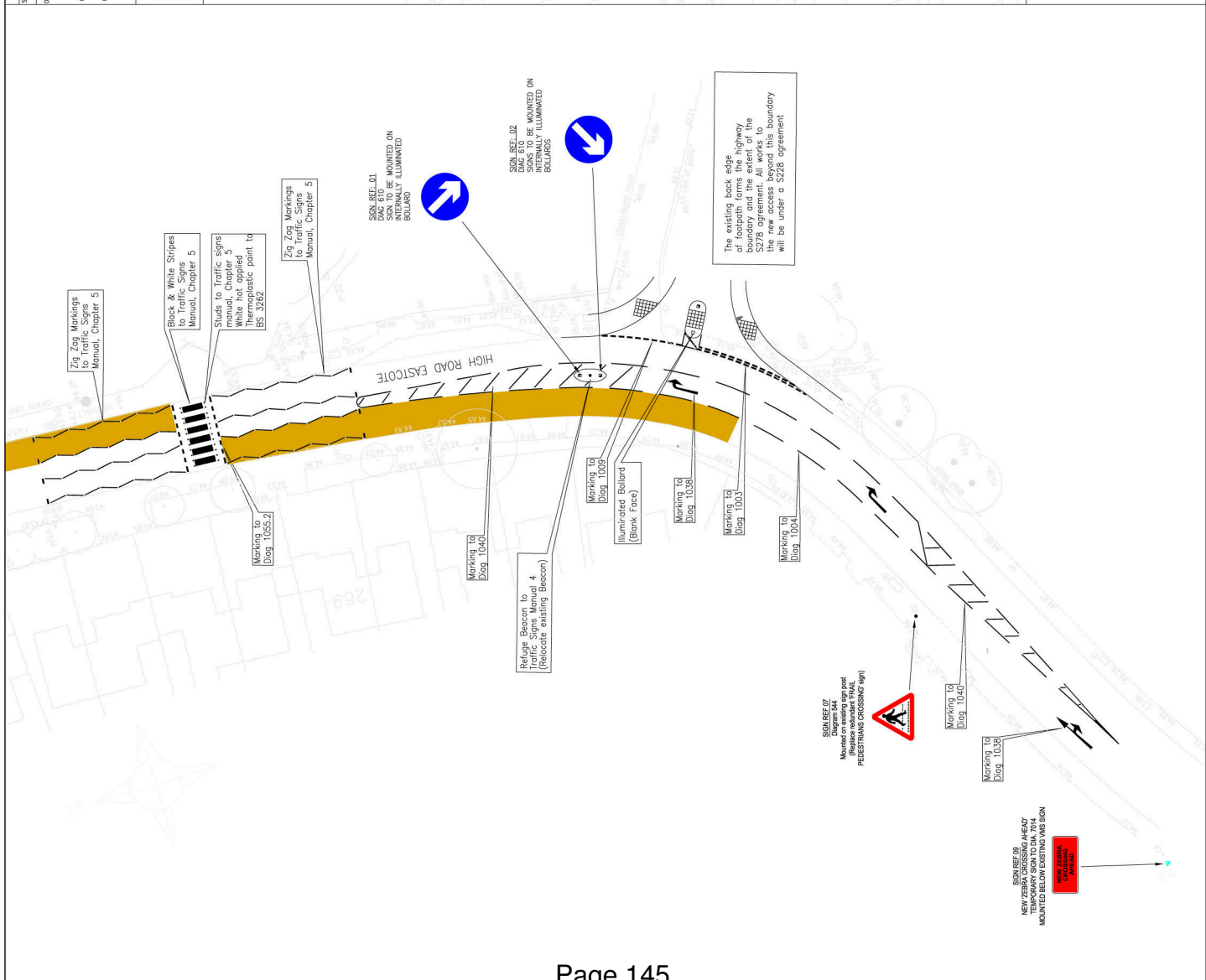
| Rev | Date | Amendment | Drawn | Check | App'd |
|-----|----------|---|-------|-------|-------|
| G | 08.03.10 | Signage modified to show white lining and signage | WJL | | |
| F | 20.01.10 | Signage modified to show white lining and signage | WJL | | |
| E | 18.12.09 | Signage modified to show white lining and signage | WJL | | |

RSK GROUP PLC
 LAND & DEVELOPMENT ENGINEERING LTD
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

Client: **GEORGE WIMPEY WEST LONDON**
 Project Title: **RAF EASTCOTE RUISLIP**
 Drawing Title: **SECTION 278 WHITE LINING & SIGNING HIGH ROAD EASTCOTE**

Drawn: **MEF** 08.08
 Checked: **MEF** 08.08
 Approved: **MEF** 08.08

Scale: **1:250**
 Drawing File: **130615**
 Drawing No: **51-02**

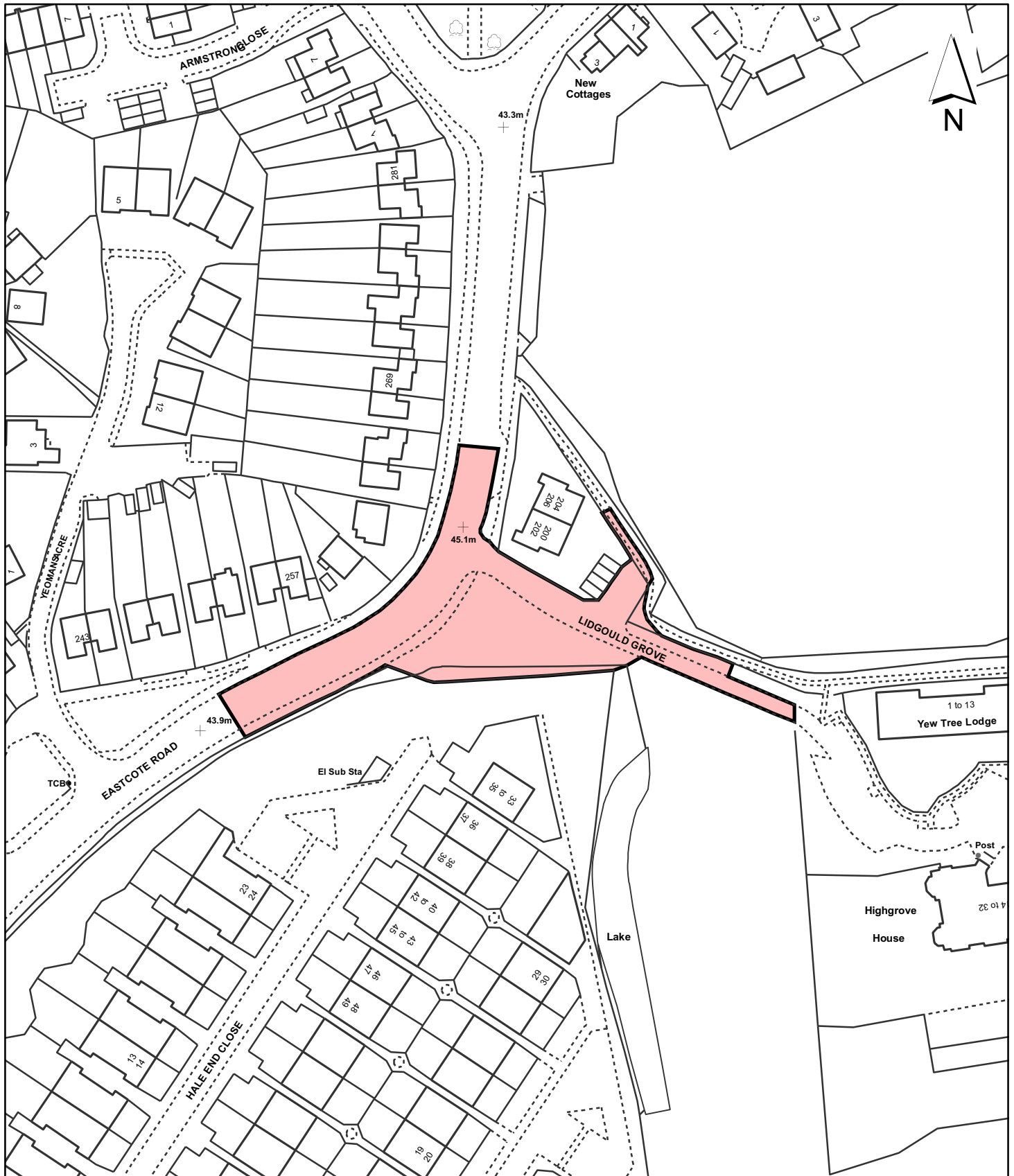


CDM RESIDUAL CIVIL / STRUCTURAL DESIGN RISKS


The specific risks associated with the content of this drawing are considered to be:

Scale: 1:250
 Drawing No: 130615
 Drawing File: 51-02

In accordance with the Construction Design Regulations 2007 (CDR L12) the undersigned a design risk assessment for the elements of work shown on this drawing. For a comprehensive list refer to the design risk assessment.



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| | |
|--|---------------------------|
| Site Address | |
| RAF Eastcote Lime Grove Ruislip | |
| Planning Application Ref: | Scale |
| 10189/APP/2010/168 | 1:1,250 |
| Planning Committee | Date |
| North Page 146 | September 2010 |

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 63 LIME GROVE RUISLIP

Development: Erection of 3, three-storey townhouses involving the demolition of an existing house (Outline Application)

LBH Ref Nos: 27575/APP/2010/1983

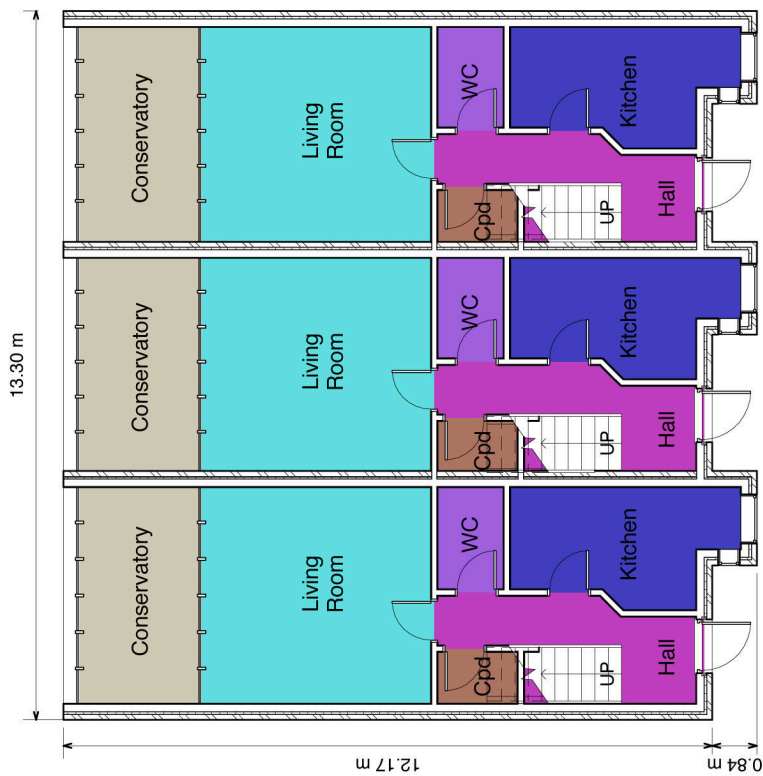
Date Plans Received: 23/08/2010

Date(s) of Amendment(s):

Date Application Valid: 31/08/2010

Room Legend

- A/C
- Bath
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Conservatory
- Cpd
- En Suite
- En-Suite
- Hall
- Kitchen
- Landing
- Living Room
- WC



1 Ground
1 : 100



2 First
1 : 100

Drawing Title:
Ground and First Floor Plans

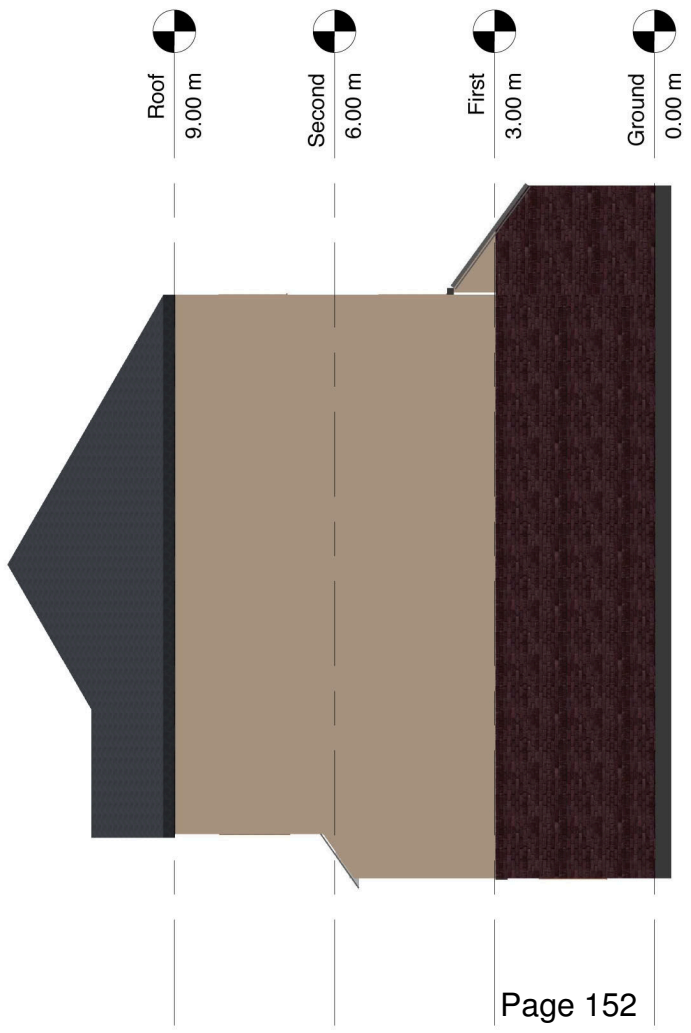
Client:
Owner

Project:
**63 Lime Grove
Eastcote, HA4 8RL**

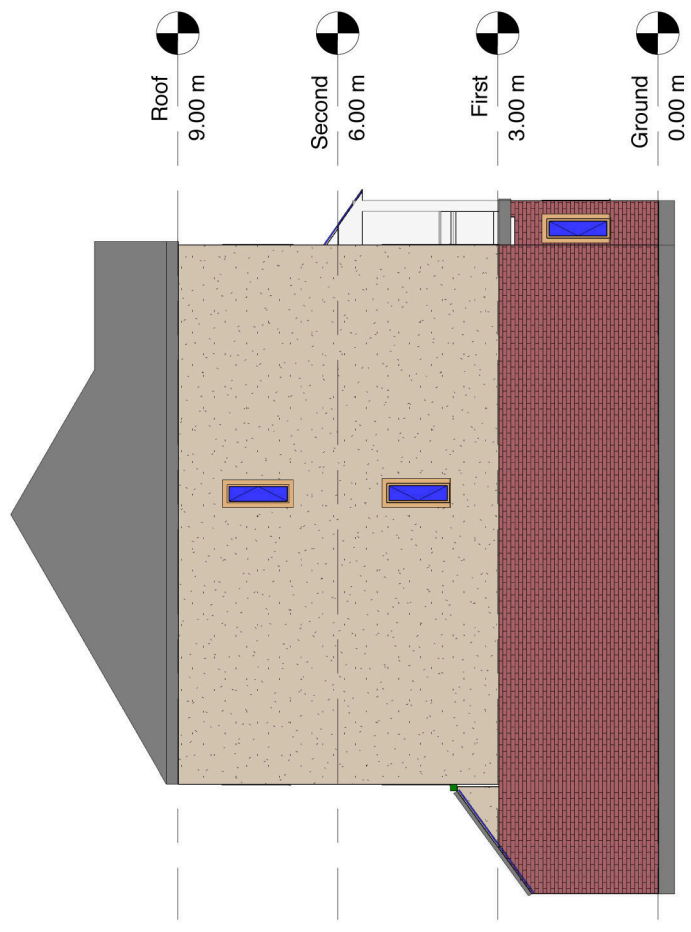
| No. | Description | Date |
|-----|-------------|------|
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|----------------|------------|
| Project number | 1 |
| Date | Issue Date |
| Drawn by | DT |
| Checked by | BH |
| Scale | 1 : 100 |

63-LG-S.3



1 East
1 : 100



2 West
1 : 100

Drawing Title:
East and West Elevations

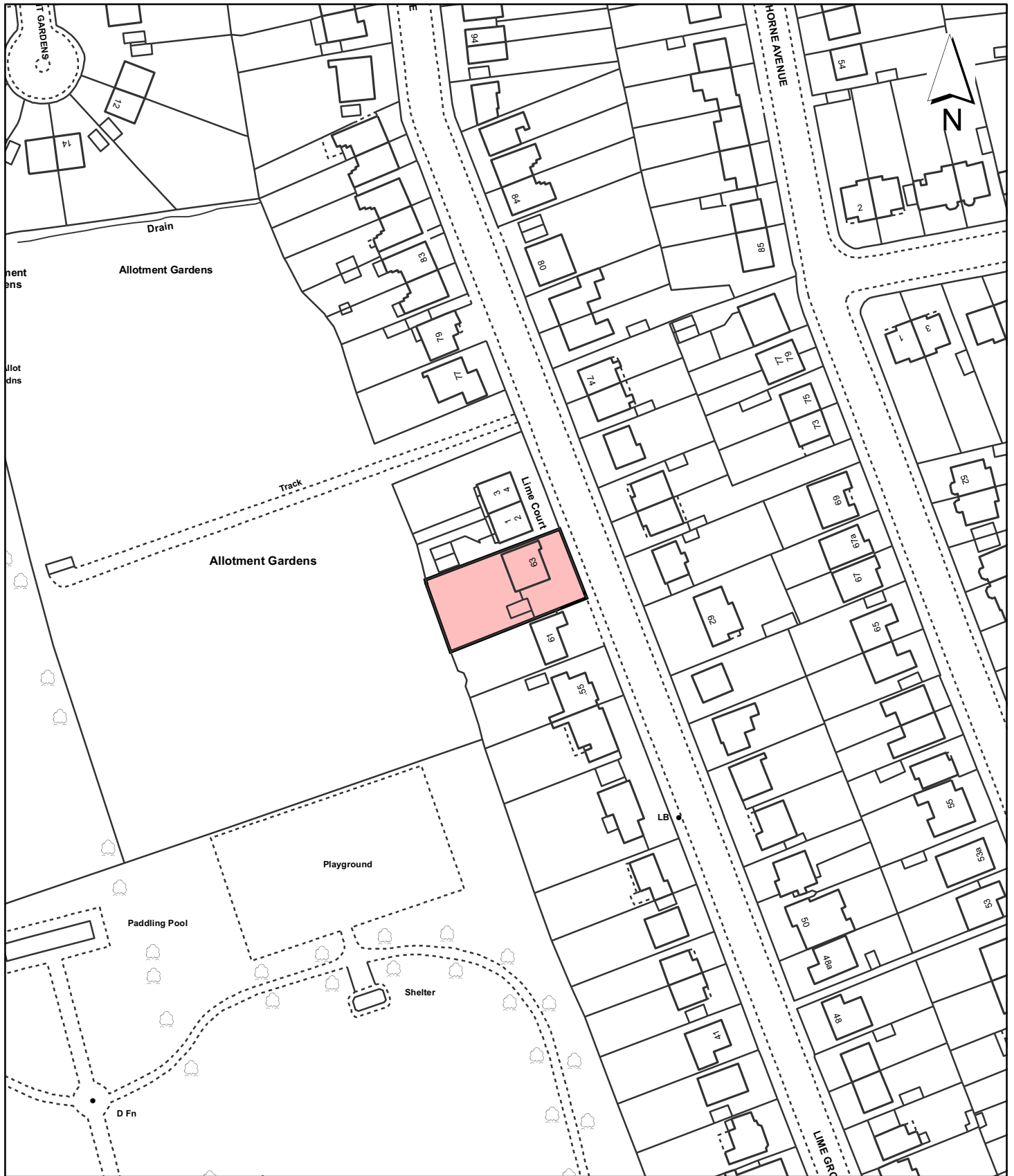
Client:
Owner

Project:
63 Lime Grove
Eastcote, HA4 8RL


| No. | Description | Date |
|-----|-------------|------|
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|----------------|------------|
| Project number | 1 |
| Date | Issue Date |
| Drawn by | DT |
| Checked by | BH |
| Scale | 1 : 100 |

63-LG-S.6



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| | |
|-------------------------------|-----------------------|
| Site Address | |
| 63 Lime Grove Eastcote | |
| Planning Application Ref: | Scale |
| 27575/APP/2010/1983 | 1:1,250 |
| Planning Committee | Date |
| North Page 154 | September 2010 |

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 66 LONG LANE ICKENHAM

Development: Erection of two storey building with habitable accommodation in the roof space, containing 7 two bedroom flats (amendment to previously approved scheme 39319/APP/2007/171 dated 10-12-2007 to include 2 new rear dormers)

LBH Ref Nos: 39319/APP/2010/1601

| | | | |
|--------------------------------|------------|---------------------------------|------------|
| Date Plans Received: | 12/07/2010 | Date(s) of Amendment(s): | 12/07/2010 |
| Date Application Valid: | 25/08/2010 | | 25/08/2010 |
| | | | 26/08/2010 |
| | | | 03/09/2010 |
| | | | 08/09/2010 |

Report of the Head of Planning & Enforcement Services

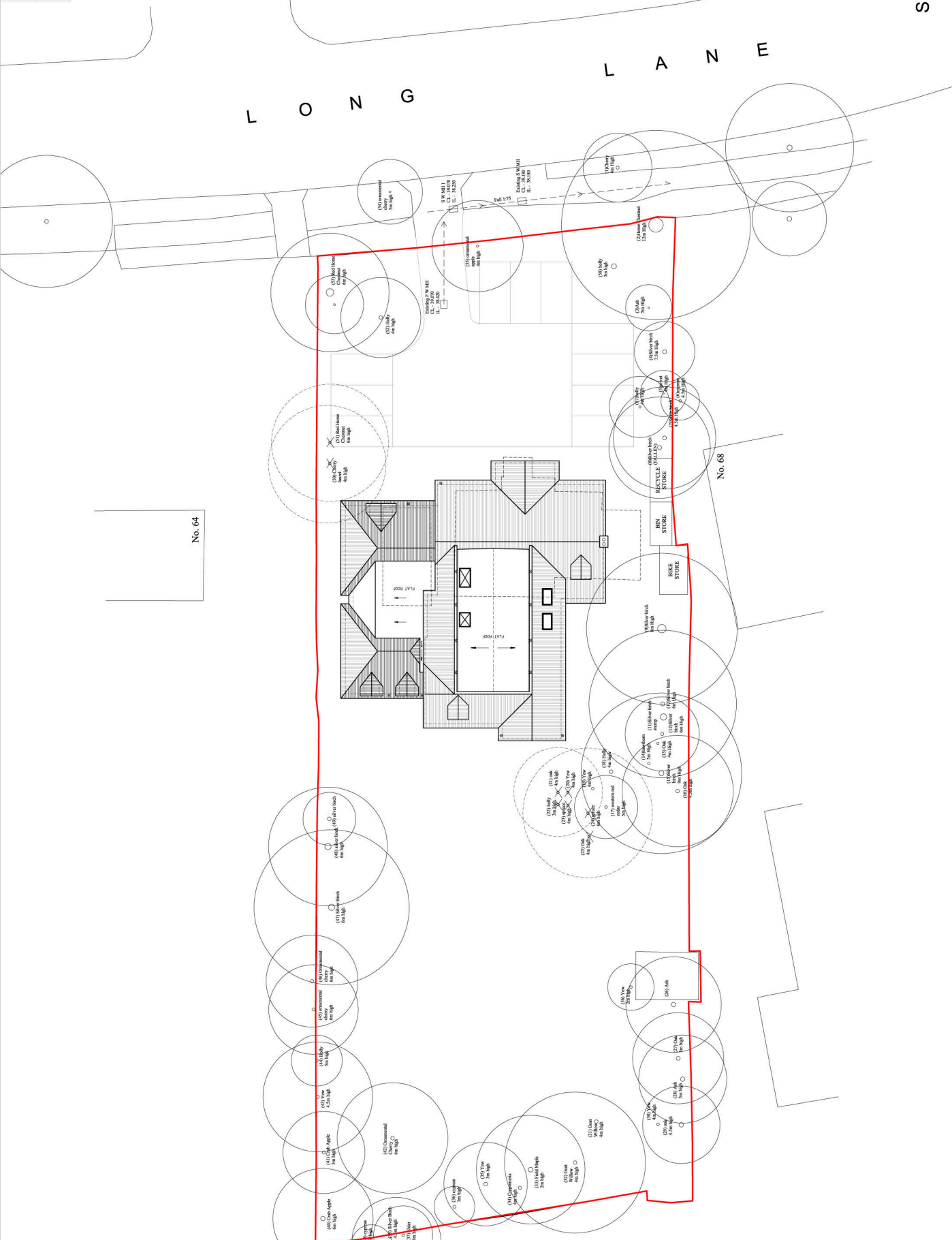
Address 66 LONG LANE ICKENHAM

Development: Demolition of existing house and garage (in connection with proposal to redevelop site for 7 x 2-bedroom flats) (Application for Conservation Area Consent)

LBH Ref Nos: 39319/APP/2010/1602

| | | | |
|--------------------------------|------------|---------------------------------|------------|
| Date Plans Received: | 12/07/2010 | Date(s) of Amendment(s): | 25/08/2010 |
| Date Application Valid: | 14/07/2010 | | 03/09/2010 |
| | | | 08/09/2010 |

| | |
|---|----------------------------|
| D | ROOF AMENDED 25/08/2010 |
| E | ROOF AMENDED 09/09/2010 |



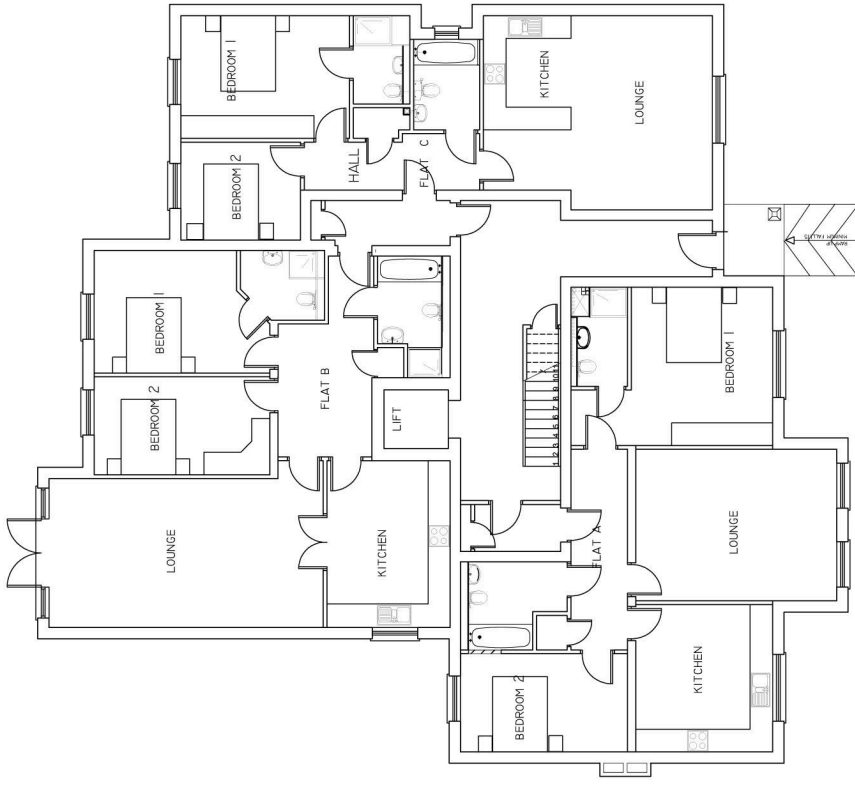
SITE PLAN

| | |
|----------|--------------|
| REVISION | 06/2405/100E |
| Scale | 1:200 |
| Date | 18/11/08 |
| Drawn by | A. Smith |

THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333



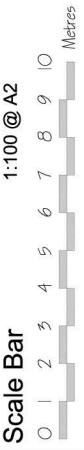
66, LONG LANE, ICKENHAM

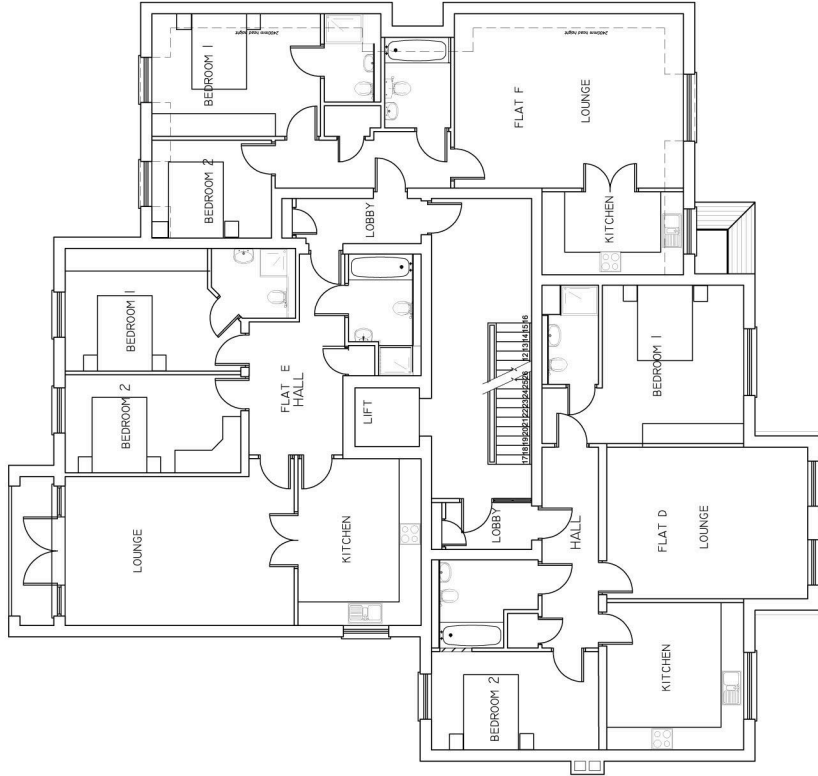


GROUND FLOOR PLAN

| | | |
|-----------|--------------|---|
| REVISION | 06/2405/10/A | A |
| Drawn by | A. Smith | |
| Date | 15/6/04 | C |
| Scale | 1:100 | |
| Drng. No. | 06/2405/10/A | |

THE GILLETT MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Epsale Primer Middlesex HA5 2EW tel. 0208 868 1333

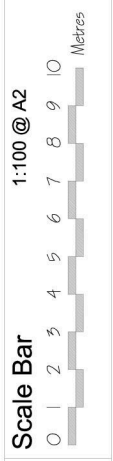




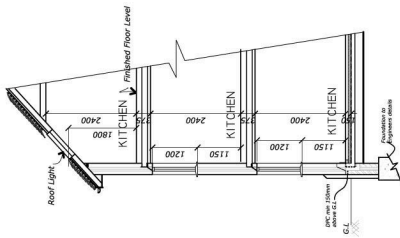
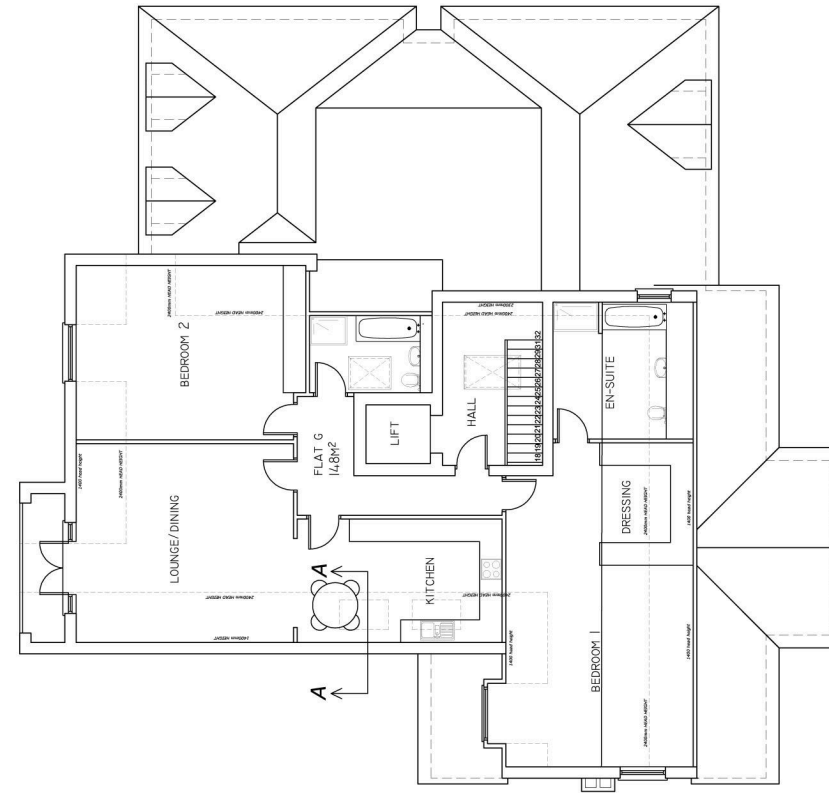
FIRST FLOOR PLAN

| | | |
|-----------|------------|---|
| REVISION | 02 | A |
| Drawn by | A. Smith | |
| Date | 15/6/04 | |
| Scale | 1:100 | |
| Drng. No. | 06/2405/02 | |

THE GILLETT MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Eastcote Primer, Middlesex HA5 2EW tel. 0208 868 1333



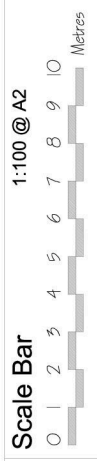
| | | |
|---|------------------------------------|----------|
| A | LAYOUT CHANGED | 20/08/10 |
| B | DORMER REDUCED SECTION AA ADDED | 25/08/10 |
| C | ROOF LAYOUT AMENDED | 03/09/10 |



SECTION A-A

LOFT FLOOR PLAN

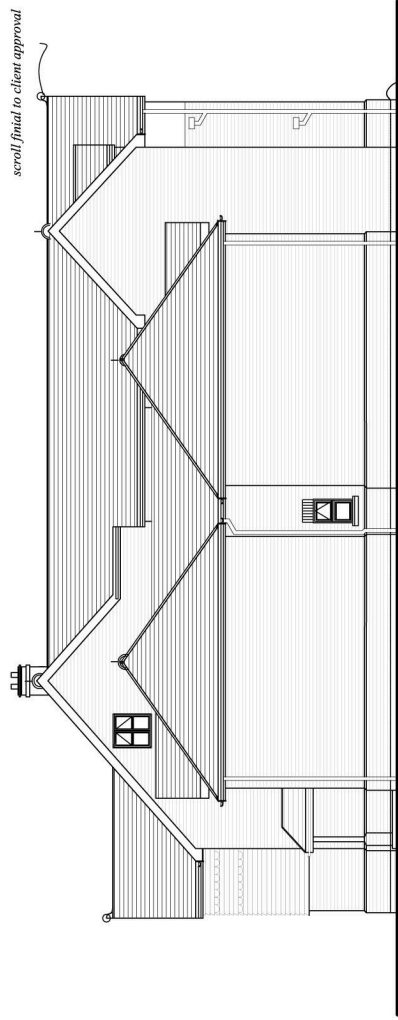
| | | |
|---|---|--------------------|
| THE GILLETT MACLEOD PARTNERSHIP Chartered Architects & Town Planning Consultants 1 High Road Old Epsale Primer Middlesex HA5 2EW tel. 0208 868 1333 | Drwg. No. 06/2405/105 Scale 1:100 Date 15/6/04 Drawn by A. Smith | REVISION C C |
|---|---|--------------------|



| | | |
|---|---------------------|----------|
| D | LAYOUT CHANGED | 20/08/10 |
| E | DORMER REDUCED | 25/08/10 |
| F | ROOF LAYOUT AMENDED | 03/09/10 |
| G | ROOF LOWERED DOWN | 08/09/10 |



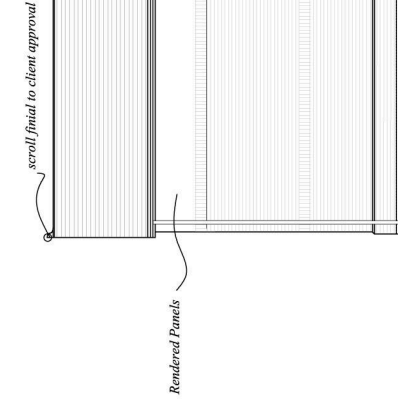
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

LOFT FLOOR PLAN

| | |
|-----------|-------------|
| REVISION | G |
| Drawn by | A. Smith |
| Date | 15/6/04 |
| Scale | 1:100 |
| Drng. No. | 06/2405/105 |

THE GILLET MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Eastcote Primer Middlesex HA5 2EW tel. 0208 868 1333



Scale Bar 1:100 @ A2



66 LONG LANE, ICKENHAM

revisions

STREET SCENE

Dwg No. 06 / 2405 / 104

scale: 1 : 100

date: 12 / 6 / 07

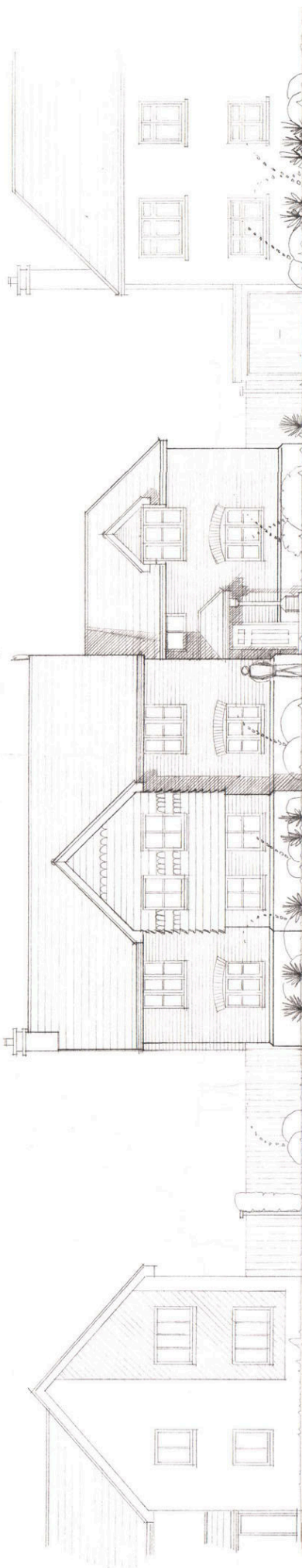
drawn by: A. SMITH

THE GILLETT MACLEOD PARTNERSHIP
CHARTERED ARCHITECTS & TOWN PLANNING CONSULTANTS
1 High Road, Old Eastcote, Pinner, Middlesex HA5 3EW. Tel 020 8868 1333

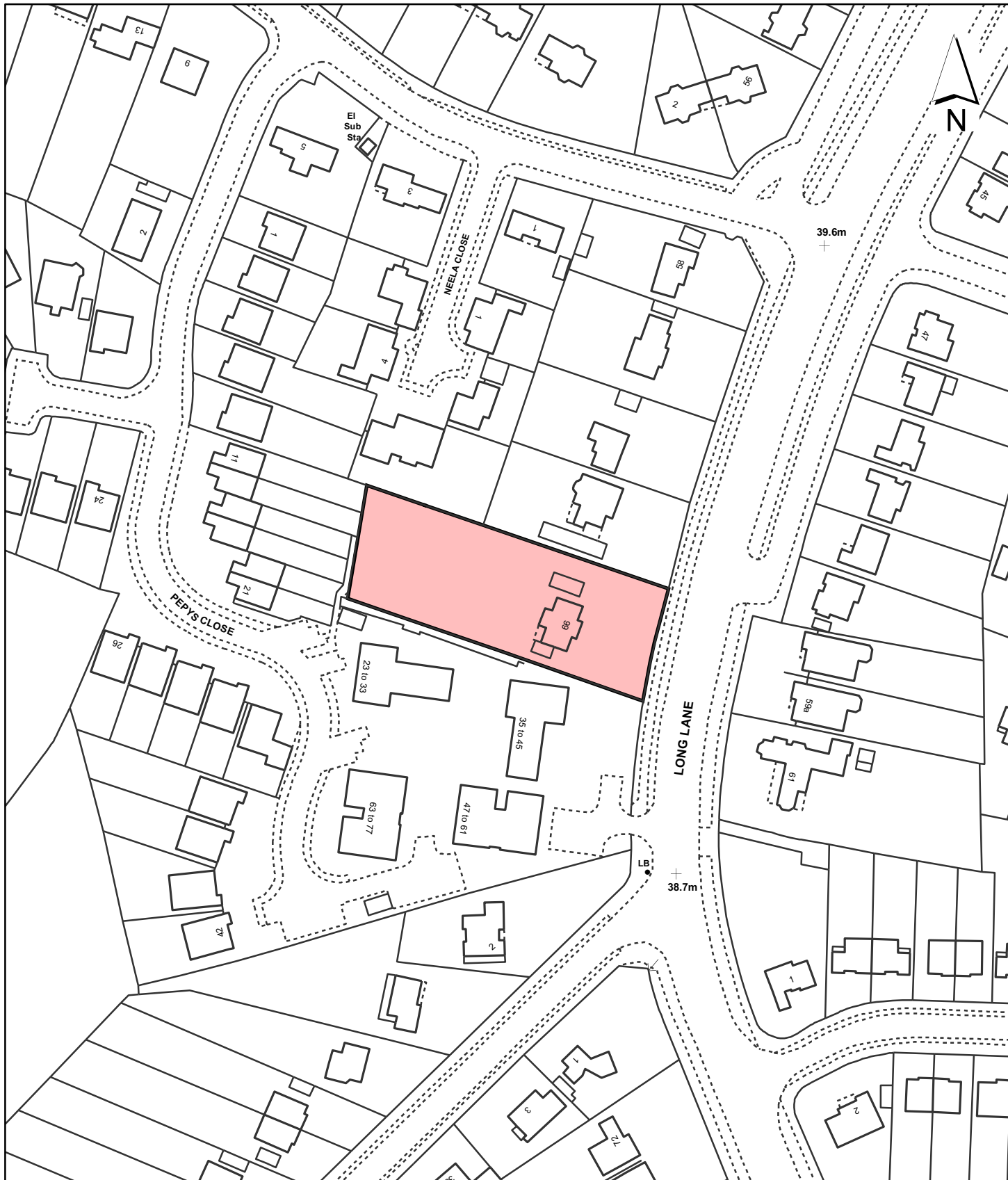


PROJECT NO. 06 / 2405 / 104
12 JUL 2010
PLANNING CONSULTATION GROUP


EAST ELEVATION



66 LONG LANE ICKENHAM



Notes

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Site Address

**66 Long Lane
Ickenham**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:

39319/APP/2010/1601

Scale

1:1,250

Planning Committee

North Page 163

Date

**September
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address RUISLIP NURSING HOME, 173 WEST END ROAD RUISLIP

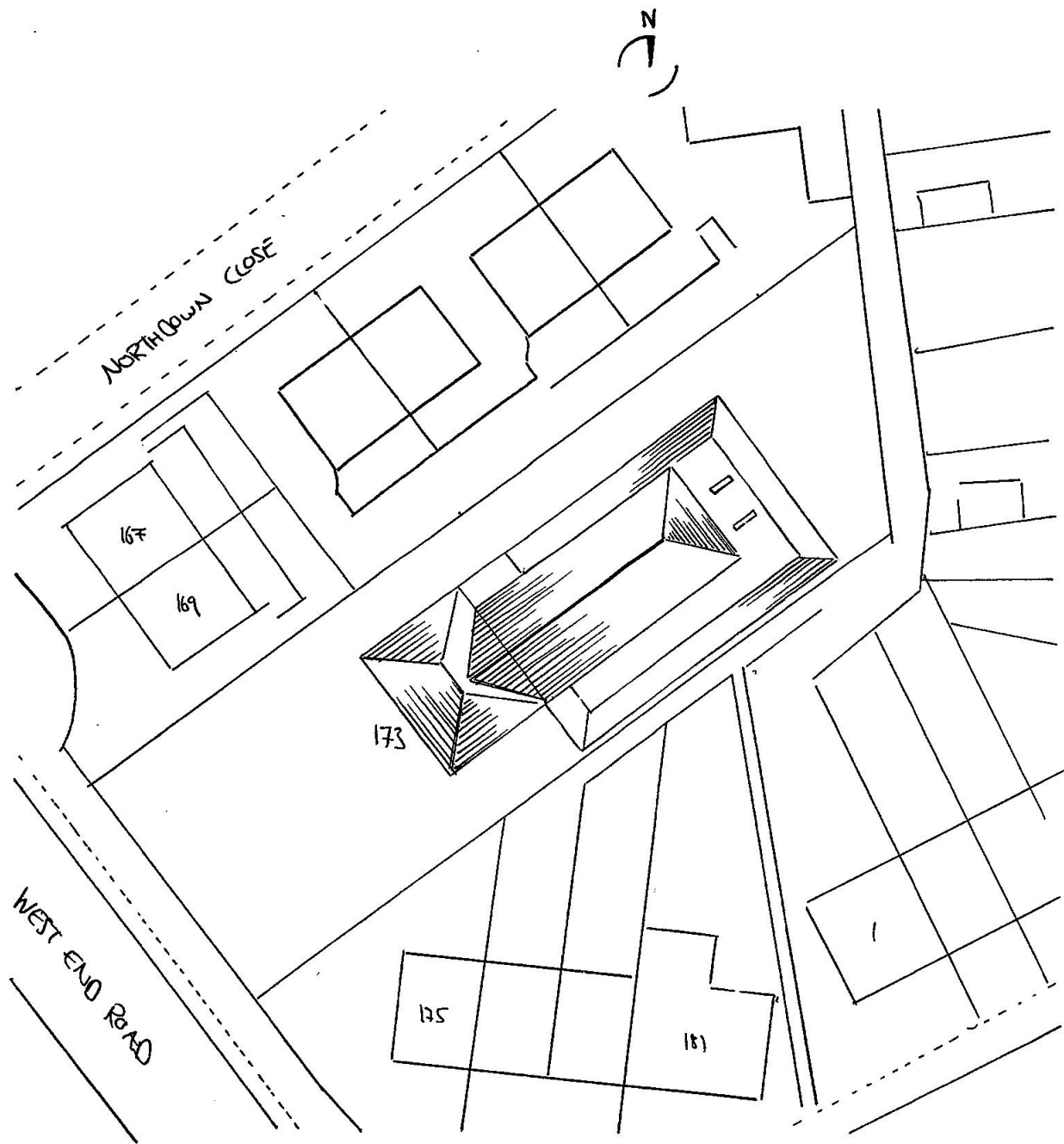
Development: Single storey side extension and part single storey, part two storey rear extension, involving demolition of existing conservatory to rear and staff room to side.

LBH Ref Nos: 19817/APP/2010/1703

Date Plans Received: 26/07/2010

Date(s) of Amendment(s):

Date Application Valid: 02/08/2010



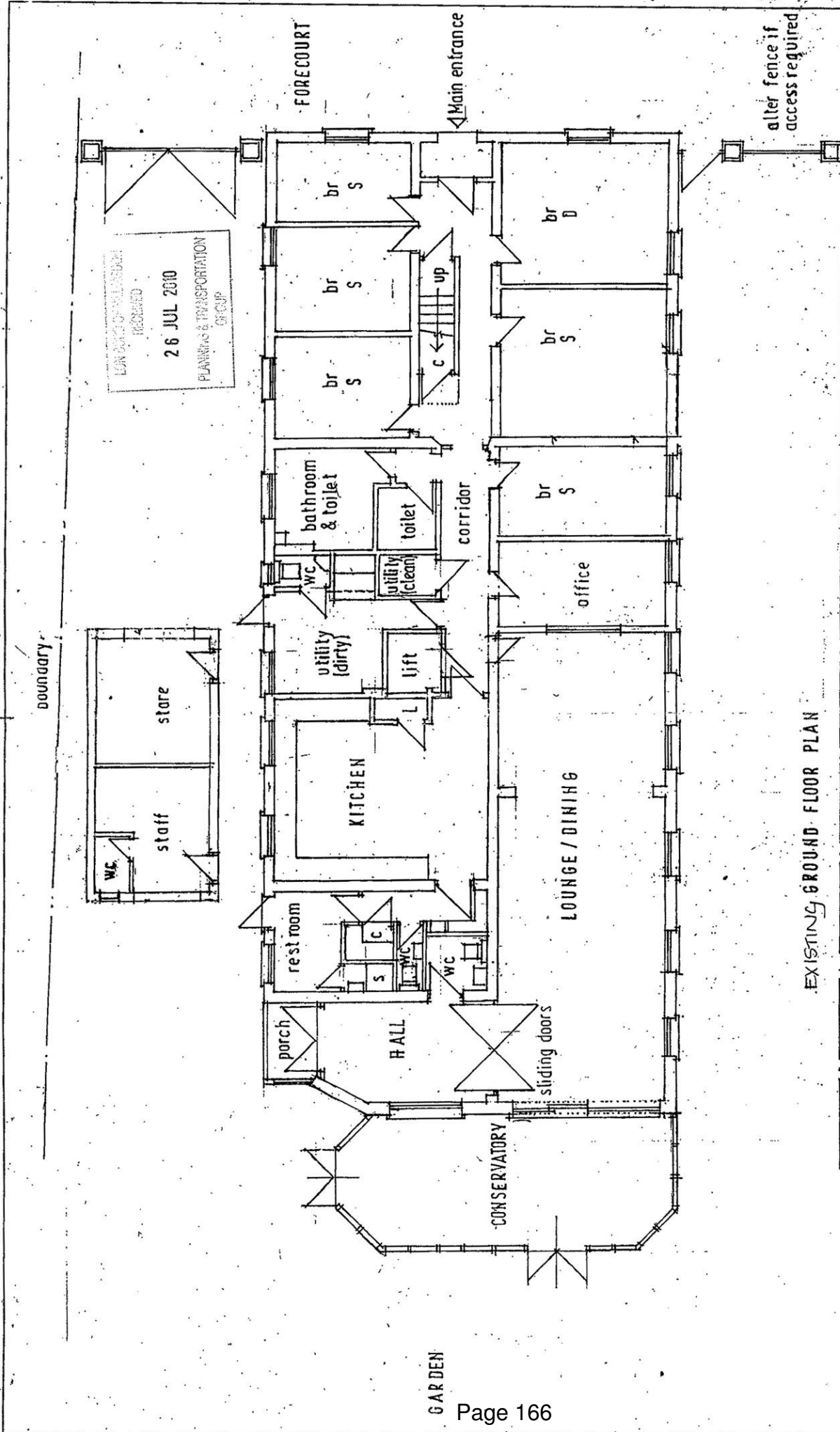
SCALE 1:500.

BLOCK PLAN.

LDN BORO OF HILLINGDON
RECEIVED
26 JUL 2010
PLANNING & TRANSPORTATION
GROUP

AFA ASSOCIATES LTD.

JUNE 2010.



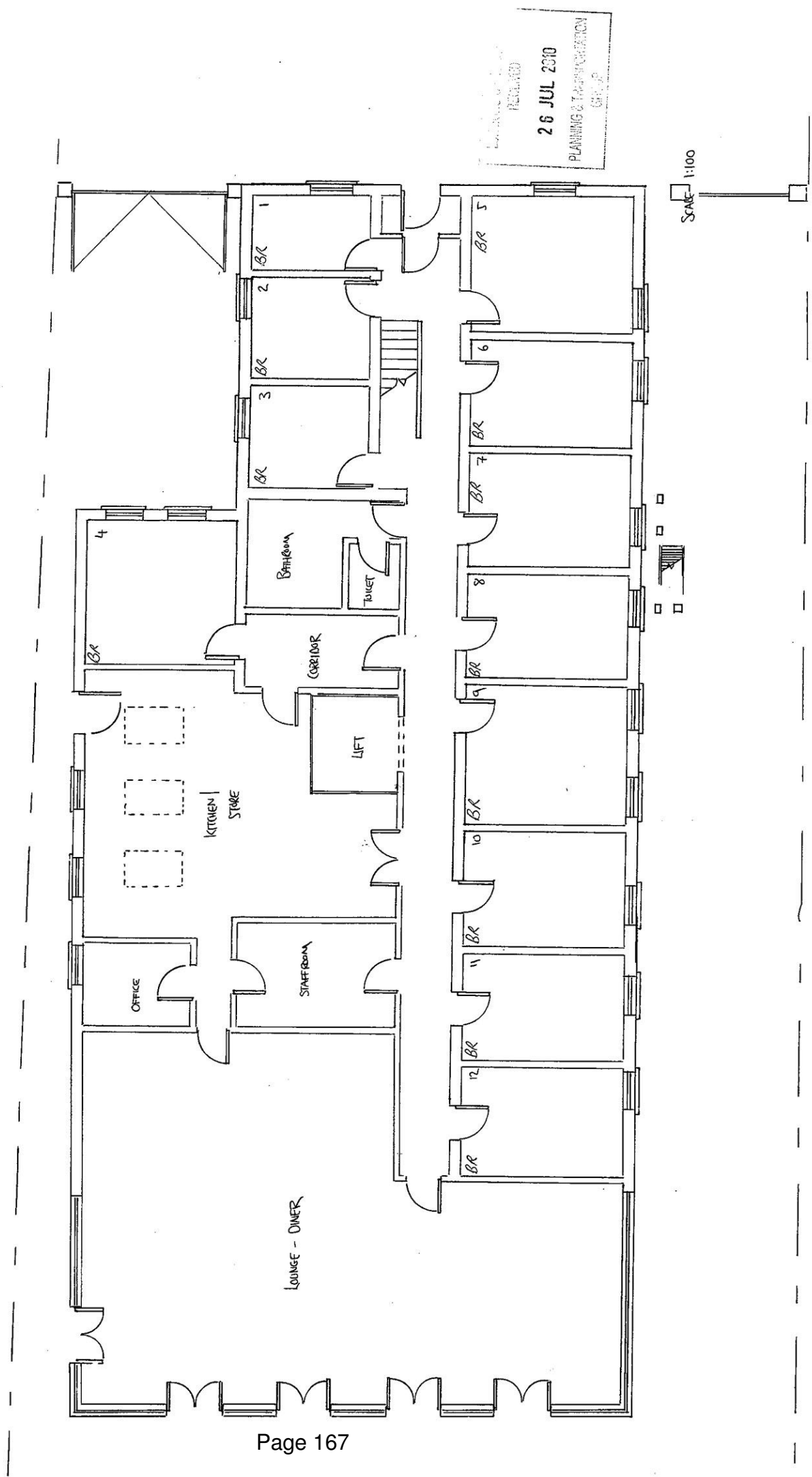
EXISTING GROUND FLOOR PLAN

all soil & waste drainage runs to be checked & re-routed if necessary

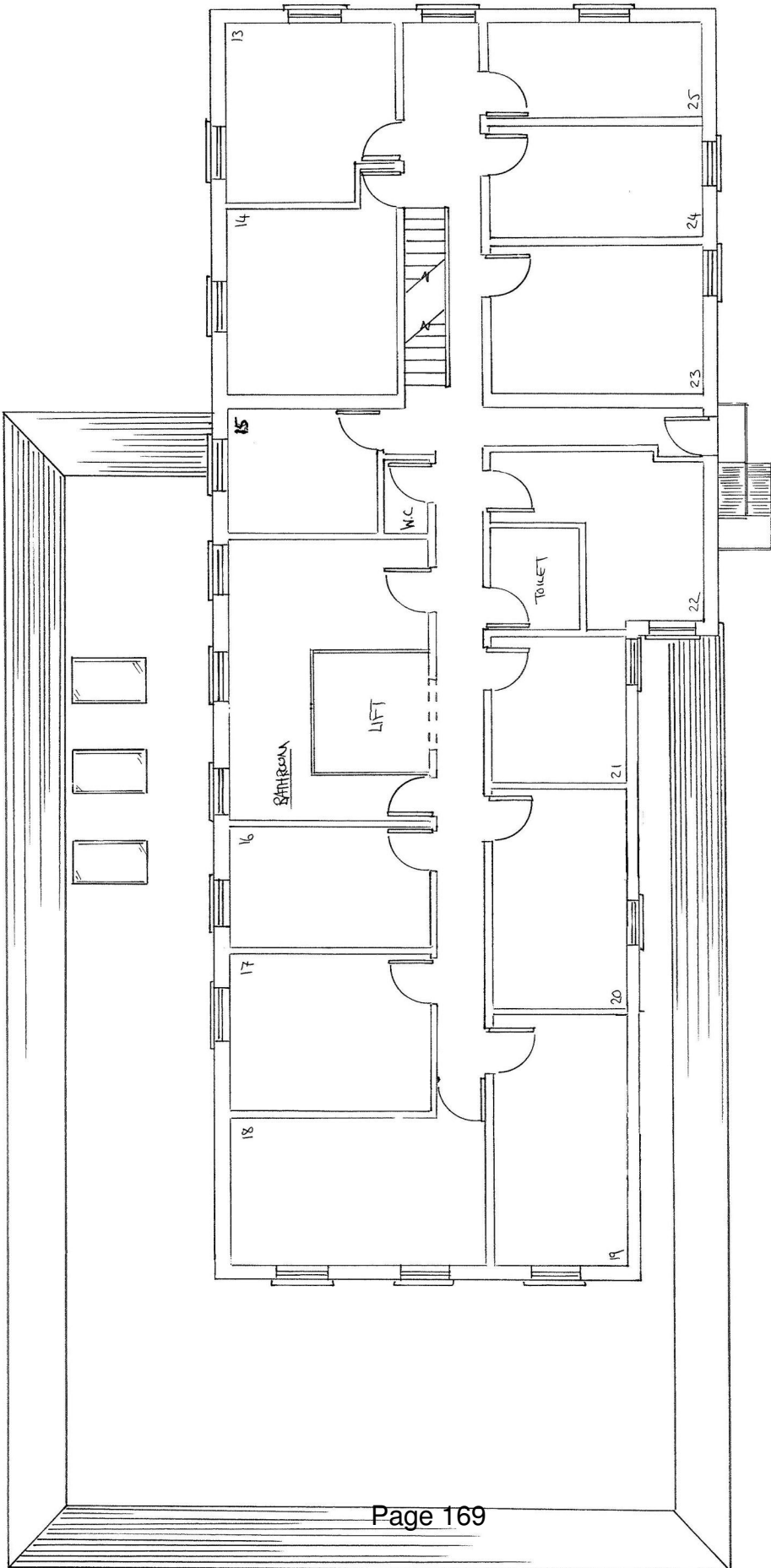
| | | | |
|---|---|--|---|
| <p>NOTES:</p> <p>All dimensions must be checked on site.</p> | <p>Client: H. CADER</p> <p>Job Title: 173 WEST END ROAD RUISLIP</p> | <p>Scale: 1:100</p> <p>Drawn by: <i>[Signature]</i></p> <p>Date: 12.1.2008</p> | <p>Drawing Title: GROUND FLOOR</p> <p>Drg No.: CS/HC/04</p> <p>Rev:</p> |
| | <p>boundary</p> | | |

C&S ASSOCIATES
 127 SYLVIA AVENUE PINNER HA5 4QL
 Tel 020 8428.1485

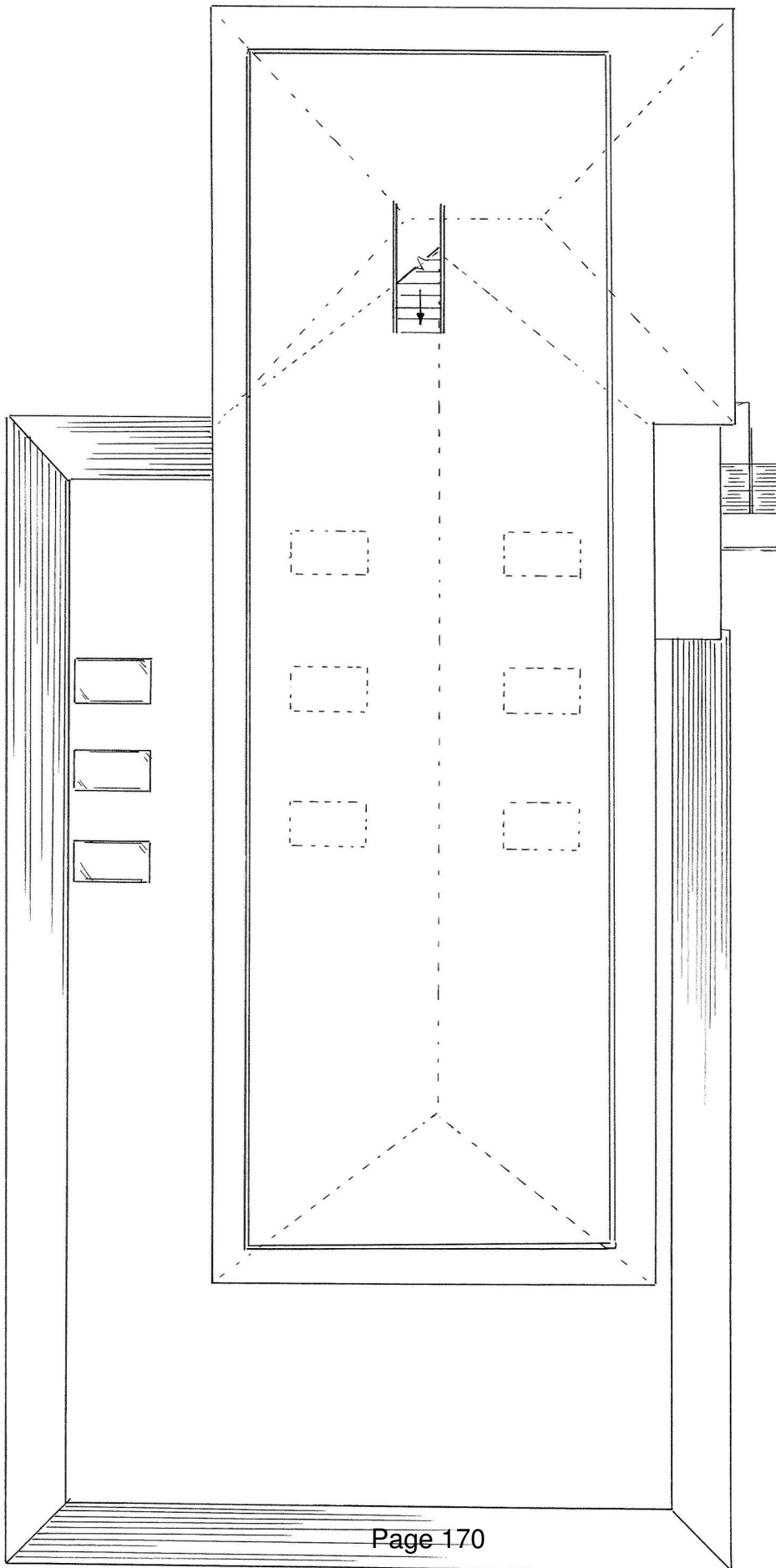
GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



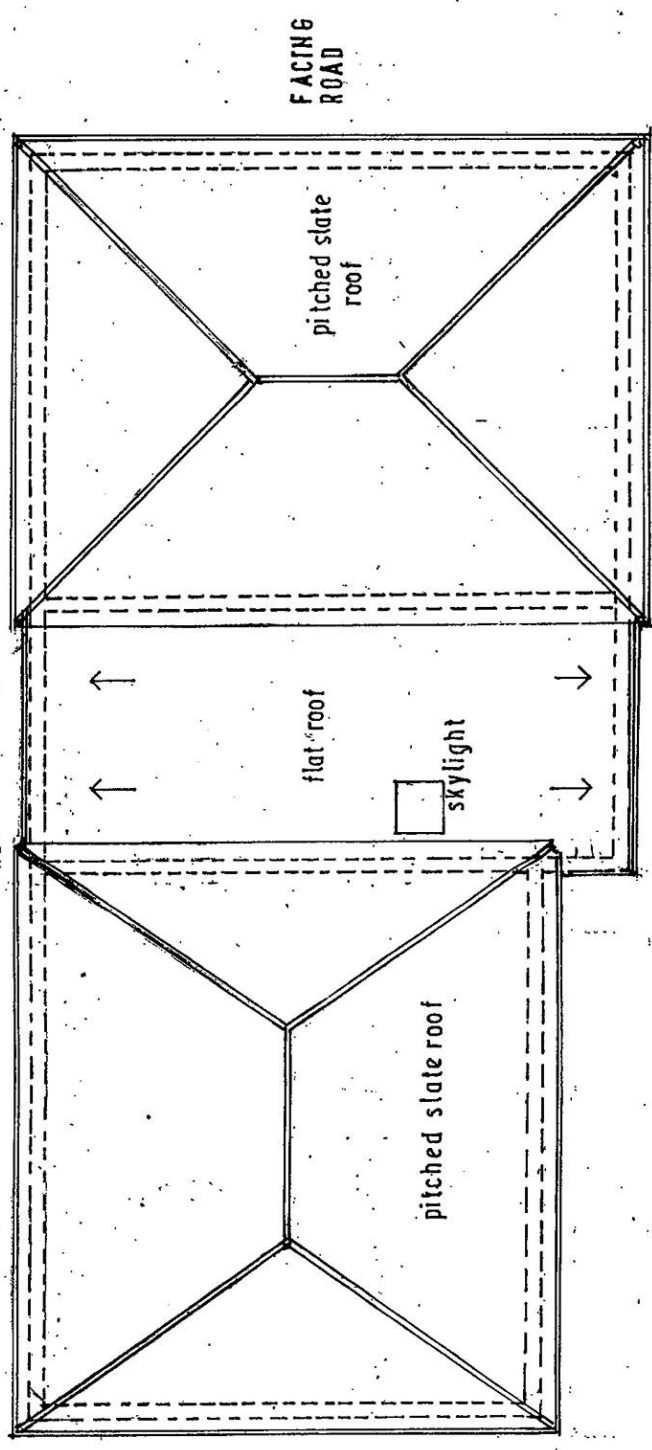
SCALE 1:100



SECOND FLOOR STORAGE AREA

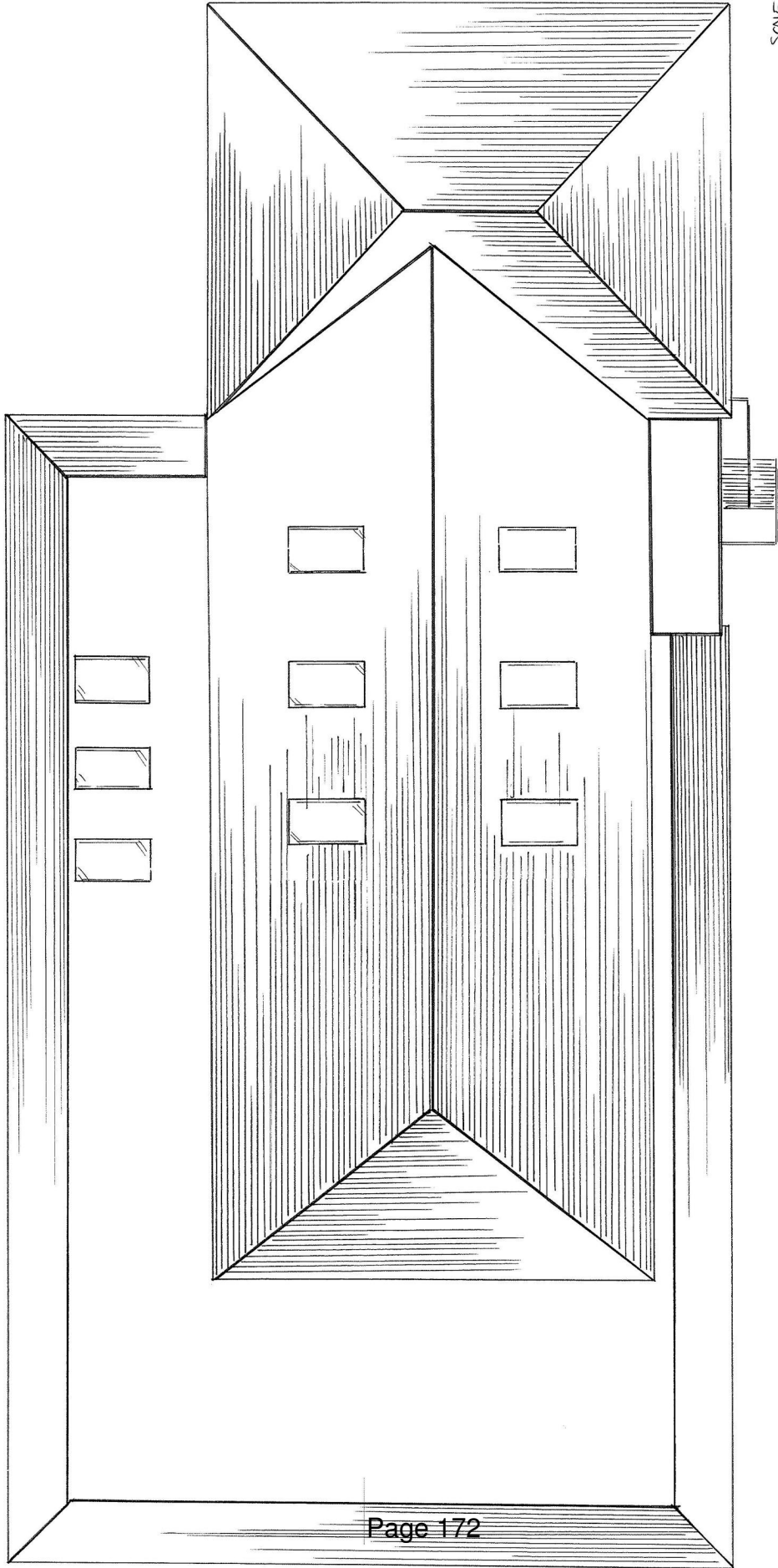
1:100

EDWARDS OF FELTHAM
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 26 JUL 2010
 PLANNING & TRANSPORTATION
 GROUP



ROOF PLAN

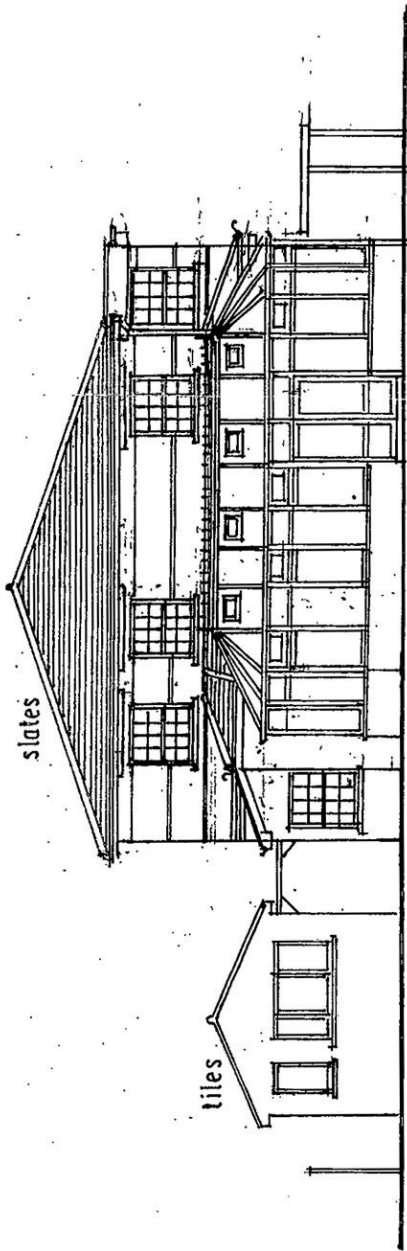
| | | | | | | | |
|----------------|--|-----------|---------------------------|----------|-------------|---------------|---------------|
| C&S ASSOCIATES | NOTES: All dimensions must be checked on site | Client | H. CADER | Scale | 1:100 | Drawing Title | EXISTING ROOF |
| | | Job Title | 173 WEST END ROAD RUISLIP | Drawn by | [Signature] | Drg No. | C5/HC/07 |
| | | | | Date | 21.1.2008 | Rev | |



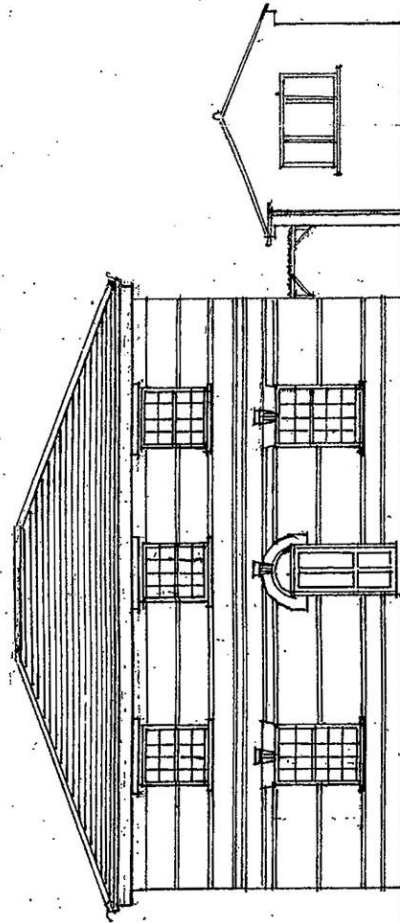
SCALE 1:100

Roof Plan

LEON CACIO OF HILLINGDALE
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 26 JUL 2010
 PLANNING & TRANSPORTATION
 GROUP



REAR ELEVATION (as existing)



FRONT ELEVATION (as existing)

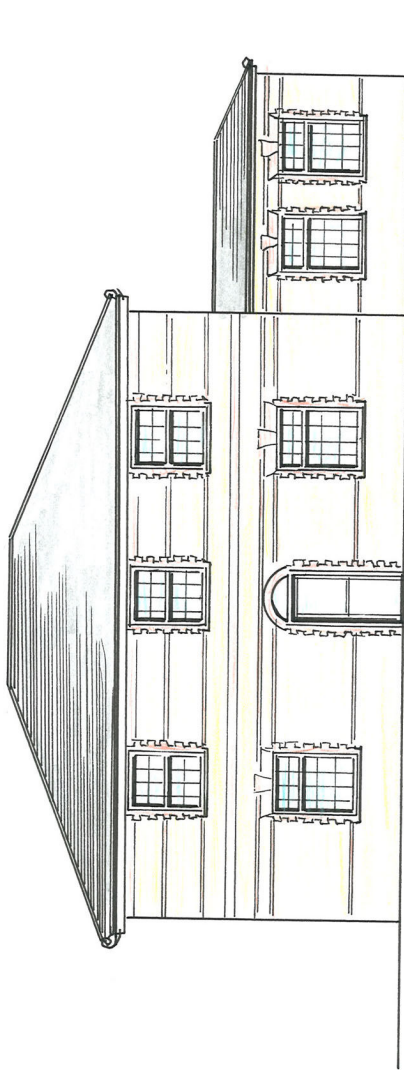
C&S ASSOCIATES
 127 SYLVIA AVENUE PINNER HA5

NOTES:
 EXISTING ELEVATIONS.
 All dimensions must be checked on site.

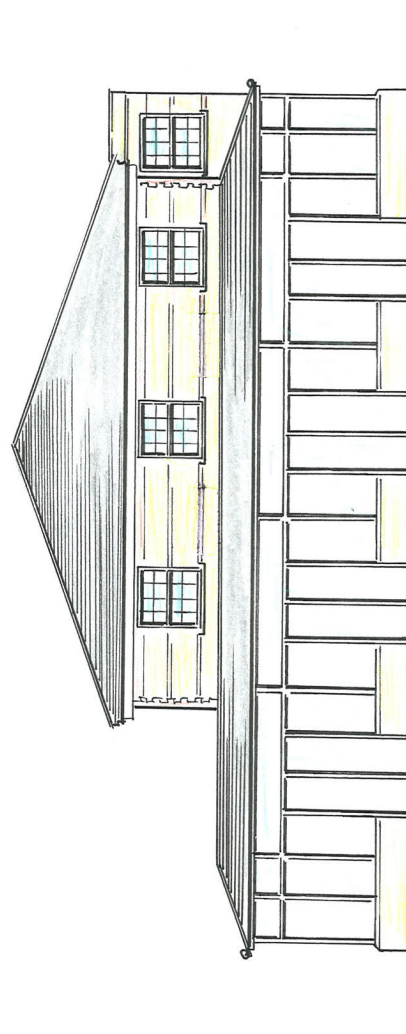
Client
 H. CADER.
 Job Title
 173 WEST END ROAD RUISLIP HA4 6LB

Scale
 1 : 100
 Drawn by
 Date 4. 4. 2006

Drawing Title
 ELEVATIONS
 Drg No.
 CS/NC/12
 Rev

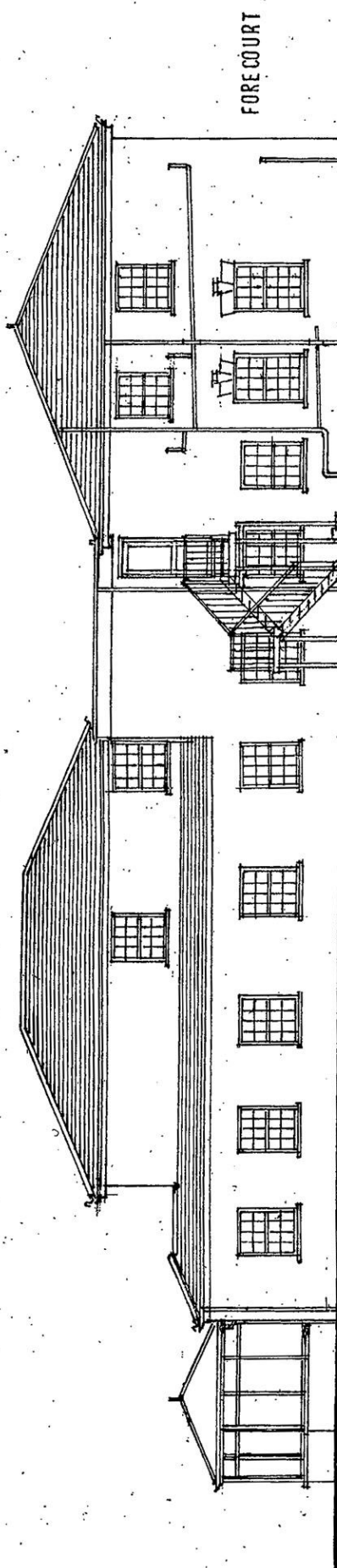


FRONT ELEVATION



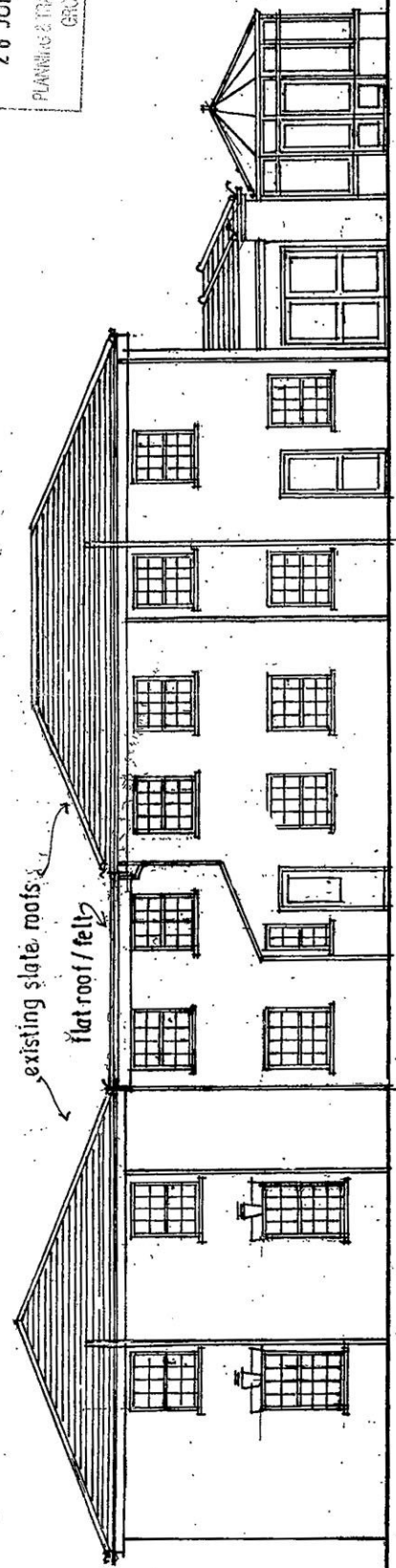
REAR ELEVATION

SCALE : 1:50



N. W. ELEVATION (as existing)

LOWE'S ARCHITECTURAL
 26 JUL 2010
 PLANNING & TRANSPORTATION
 GROUP



S. E. ELEVATION (as existing)

C&S ASSOCIATES

NOTES:
 EXISTING ELEVATIONS.
 All dimensions must be checked on-site

Client H. CADER

Job Title
 173 WEST END ROAD RUISLIP HA4 6LB

Scale 1:100

Drawn by
 Date 4. 2008

Drawing Title
 ELEVATIONS

Drg No.
 CS/ HC/11

Rev
 A



NORTH - WEST ELEVATION



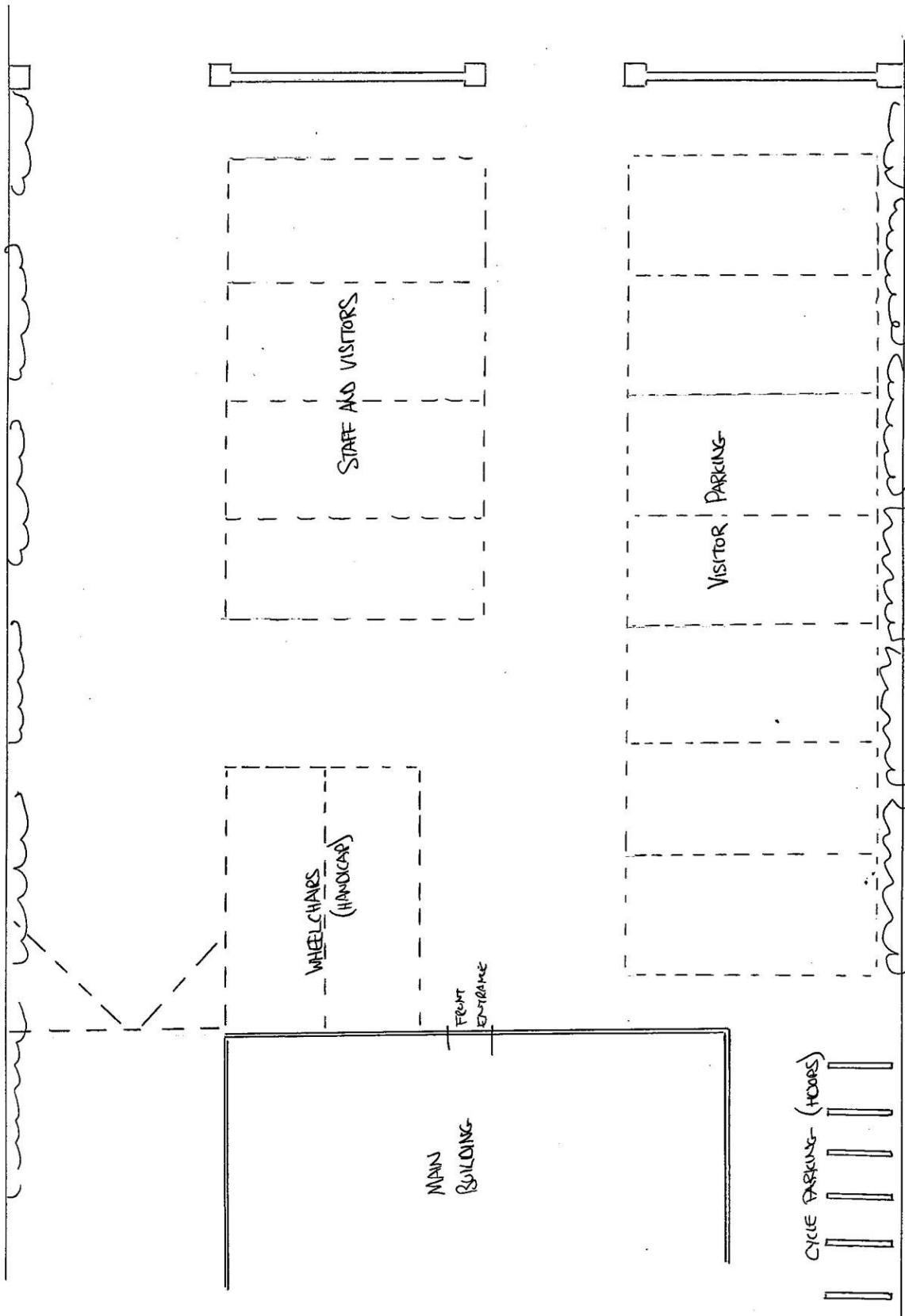
SOUTH EAST ELEVATION

SCALE 1:100

PROPOSED ELEVATIONS

AFA ASSOCIATES LTD.

JUNE 2010 (AMENDED 10.09.10)



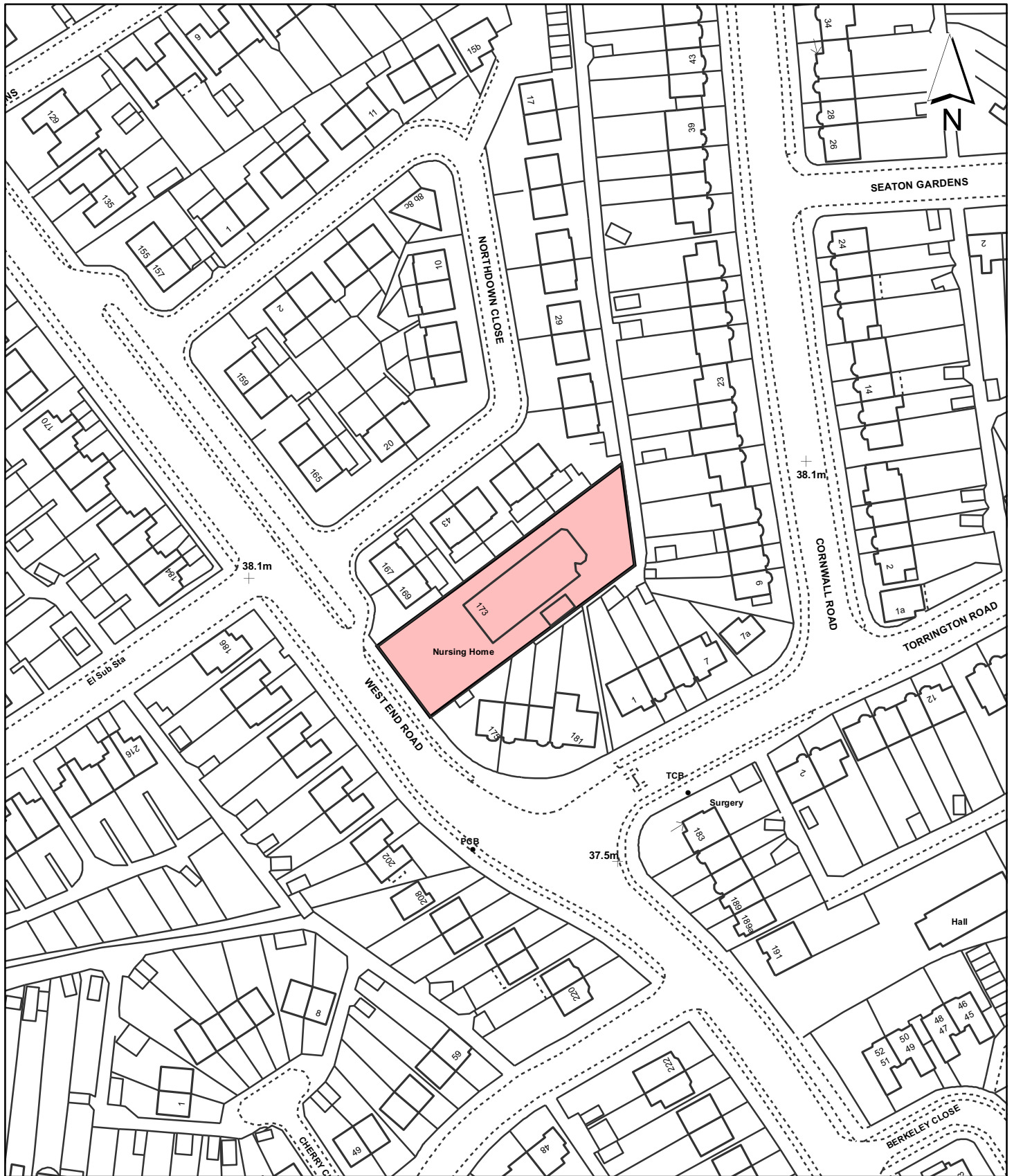
26 JUL 2010
 PLANNING & TRANSPORTATION
 GROUP

SCALE 1:100.

PARKING LAYOUT.

EXISTING / PROPOSED PARKING LAYOUT

AFA ASSOCIATES LTD.
 JUNE 2010.



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Site Address

**173 West End Road
Ruislip**

Planning Application Ref:

19817/APP/2010/1703

Planning Committee

North Page 178

Scale

1:1,250

Date

**September
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

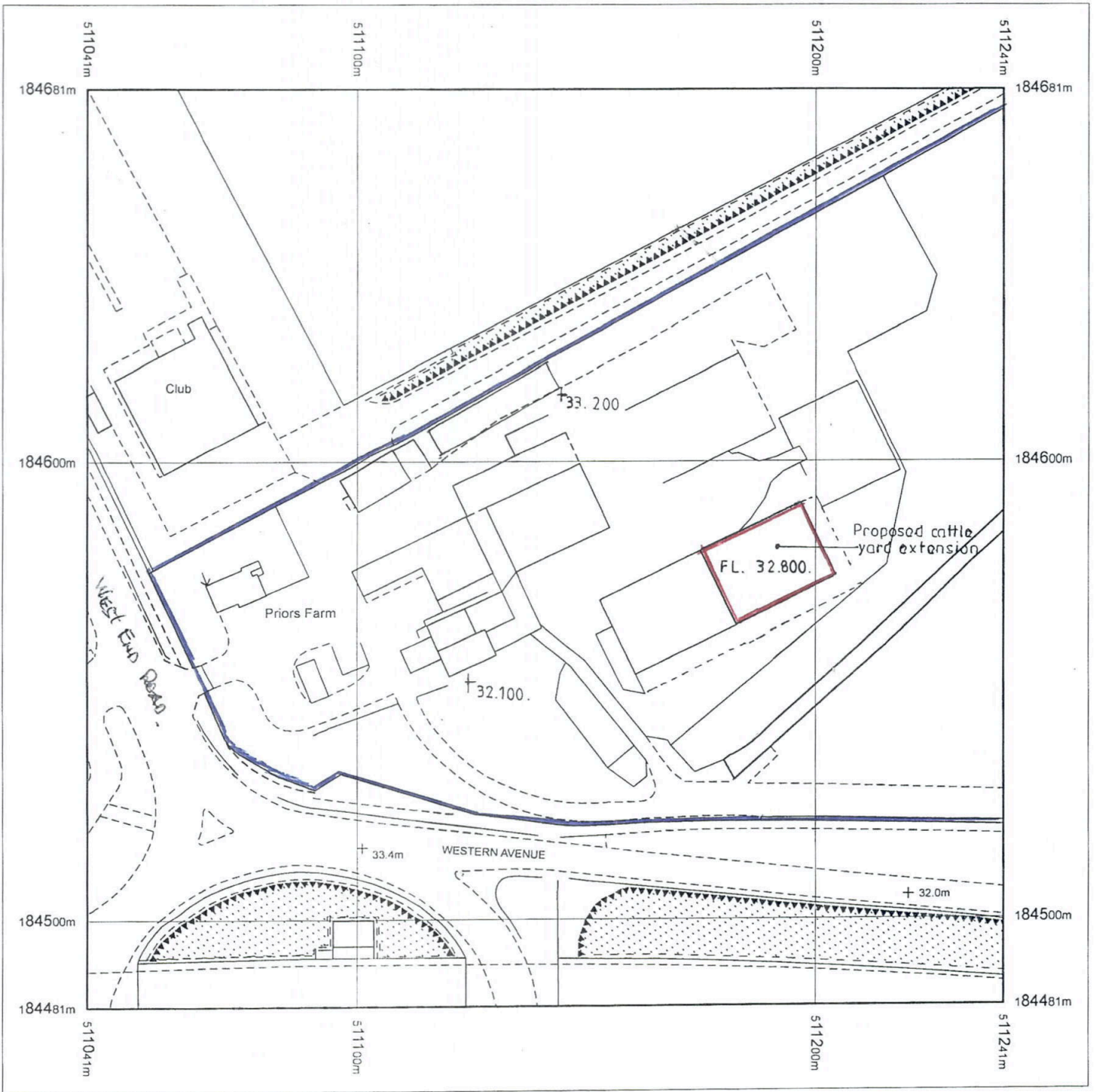


HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address PRIORS FARM WEST END ROAD RUISLIP
Development: Single storey side extension to existing cattle yard.
LBH Ref Nos: 14699/APP/2010/1493

Date Plans Received: 28/06/2010 **Date(s) of Amendment(s):**
Date Application Valid: 15/07/2010



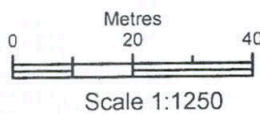
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Supplied by: **Centremaps@Aworth**
 Serial number: 00698600
 Centre coordinates: 511141 184581

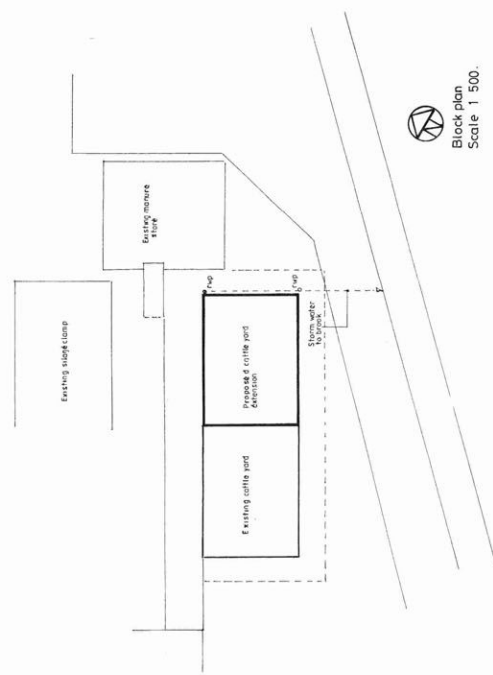
Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey website at www.ordnancesurvey.co.uk

Proposed extension to an existing cattle yard.

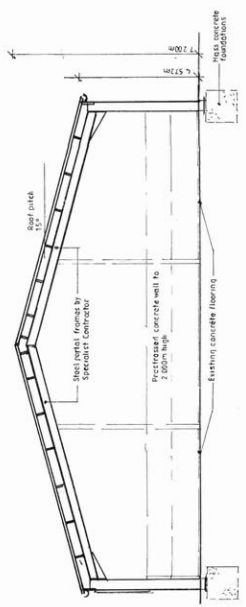
Priors Farm,
 West End Road,
 SOUTH RUISLIP,
 Middx.,
 HA 4 6QX

Dwg. No: 2303/2B.
 Date: 25.6.2010.

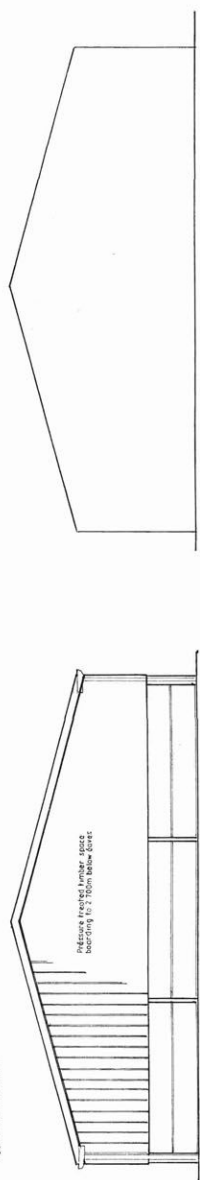
NOTES:
 All dimensions must be checked on site and not based from this drawing.



Block plan
 Scale 1:500.

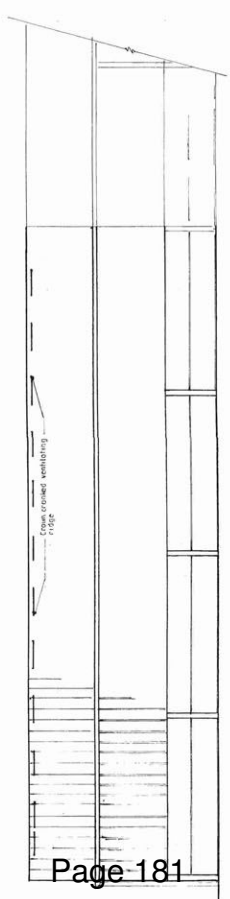


Typical section

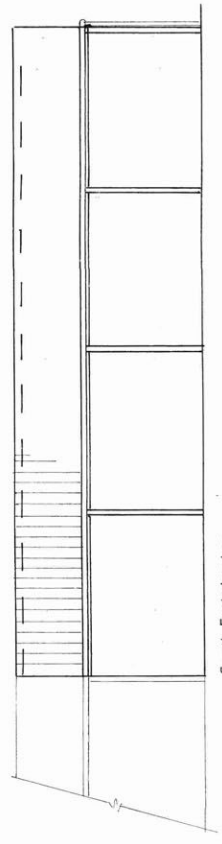


North East elevation

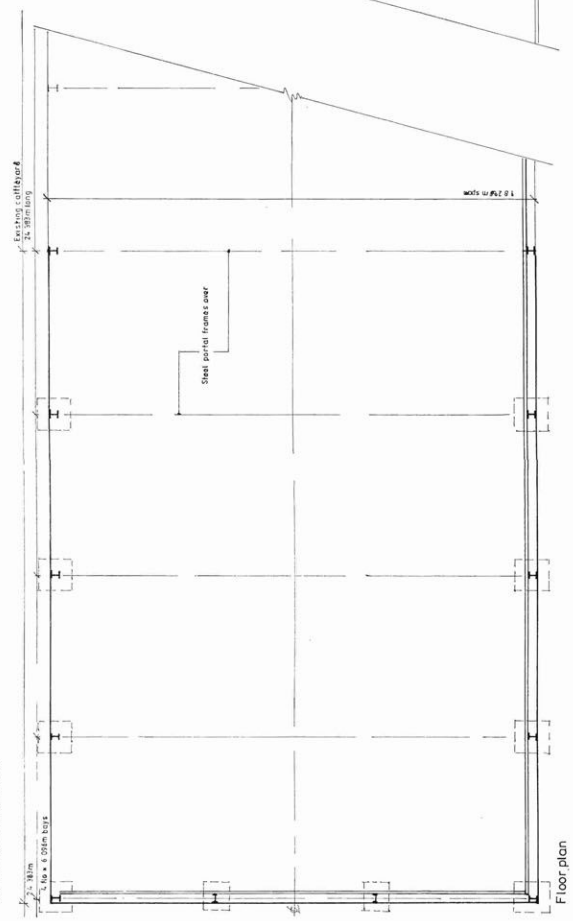
Internal elevation



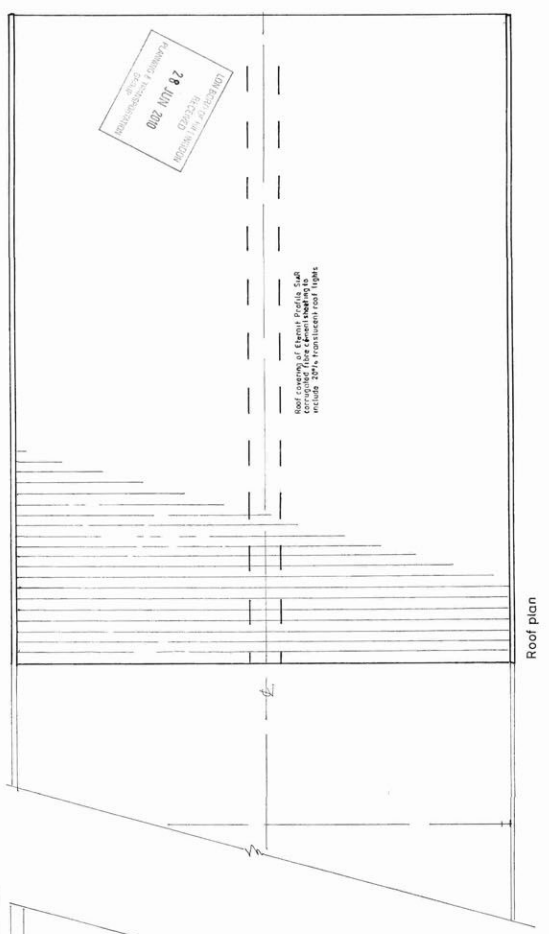
North West elevation



South East elevation

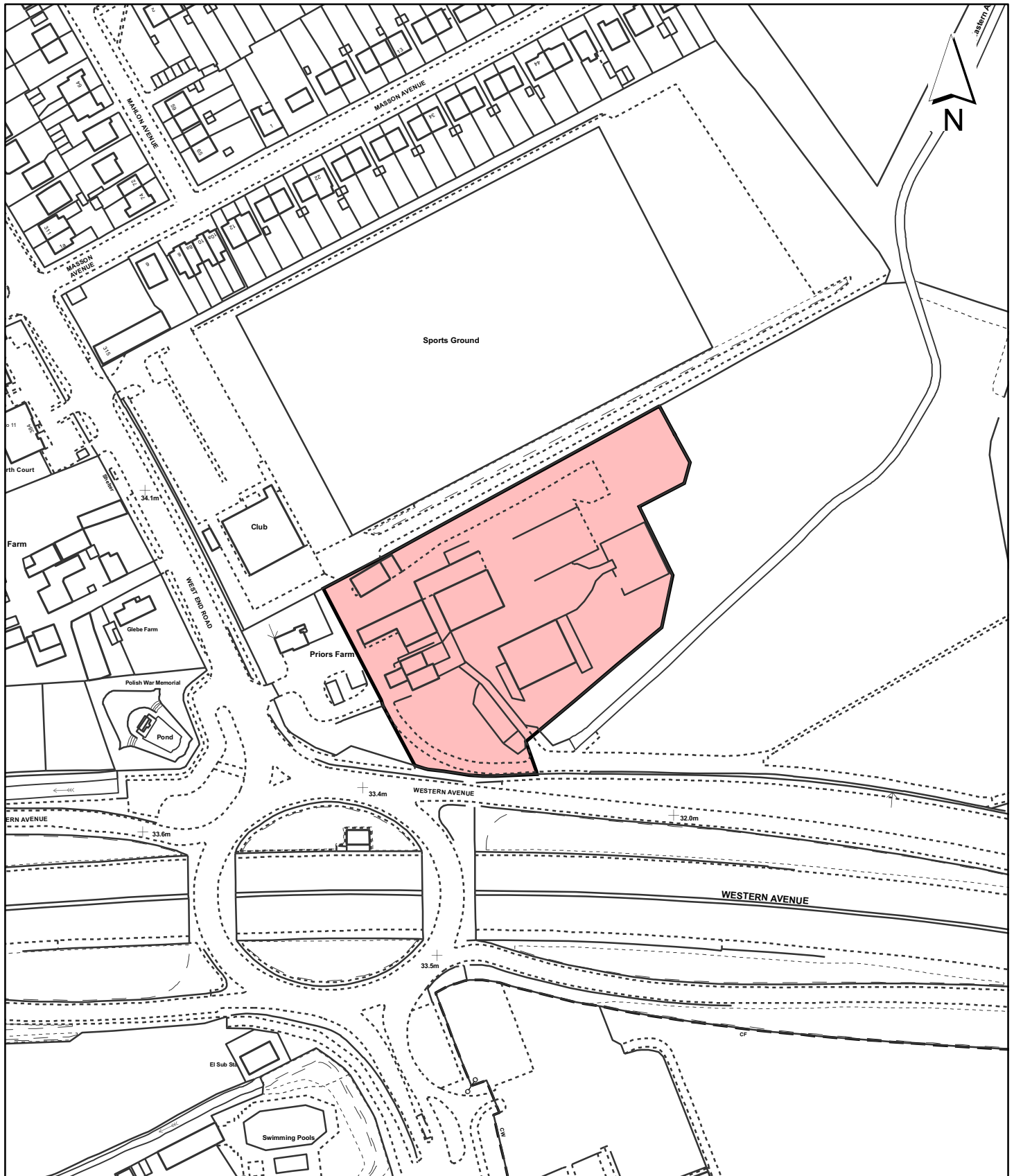


Floor plan




Roof plan

| | | | |
|---|--|---|-----------------------|
| Client KEVIN HOUTERS ESO, PRIONS FARM WEST END ROAD, SOUTH INDUSTRIAL, NEEDY. | Job Title PROPOSED EXTENSION TO AN EXISTING CATTLE YARD | AGROBESTRIAN CONSULTANTS AGRICULTURAL & RURAL ARCHITECTURAL & PLANNING CONSULTANTS 125, Belgate Road, South Yarm, County, YO17 7BE. Tel: 01947 834444, Fax: 01947 834445, Email: info@agrobstrian.co.uk | |
| Scale 1:100 1:500 | Date 25.06.2010 | | |
| <table border="1"> <tr> <td>Drawn by S.J. Webb</td> <td>Rev. 2303/4</td> </tr> </table> | | Drawn by S.J. Webb | Rev. 2303/4 |
| Drawn by S.J. Webb | Rev. 2303/4 | | |



Notes

 Site boundary

For identification purposes only.

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| | |
|--|---------------------------|
| Site Address | |
| Priors Farm West End Road Ruislip | |
| Planning Application Ref: | Scale |
| 14699/APP/2010/1493 | 1:2,000 |
| Planning Committee | Date |
| North Page 182 | September 2010 |

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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



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