



HILLINGDON  
LONDON



# North Planning Committee

## To Councillors on the Committee

**Date:** TUESDAY, 22 FEBRUARY  
2011

**Time:** 7.00 PM

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

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

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

**This agenda and associated  
reports can be made available  
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further information.**

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Contact: Natasha Dogra  
Tel: 01895 277488  
Fax: 01895 277373  
[ndogra@hillington.gov.uk](mailto:ndogra@hillington.gov.uk)

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<http://lbh-modgov:9071/ieListMeetings.aspx?CId=123&Year=2009>

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)



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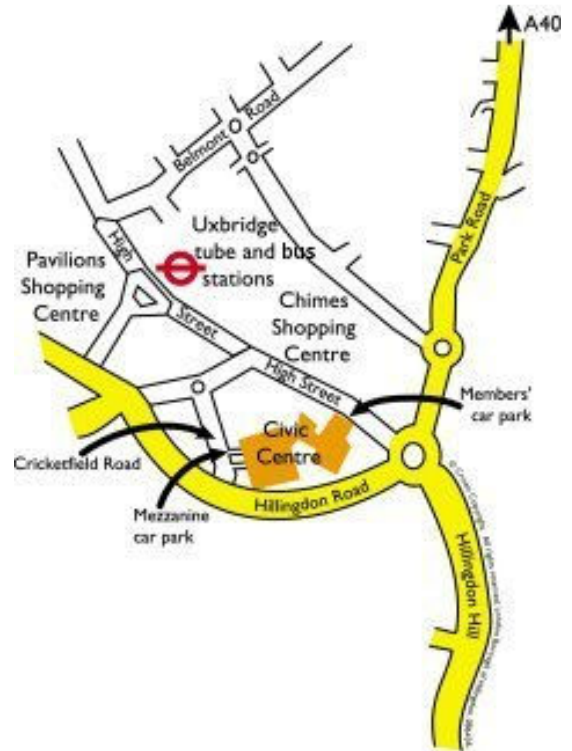
# Useful information

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services

Please enter from the Council's main reception where you will be directed to the Committee Room. An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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### Petitions and Councillors

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

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

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

### 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

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

### Reports - Part 1 - Members, Public and Press

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

#### Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Southbourne Day Centre, 161 Elliot Avenue, Ruislip 66033/APP/2010/2523	Cavendish ;	Reserved matters (details of appearance and landscaping) in compliance with condition 2 of outline planning permission ref: 66033/APP/2009/ 1060 dated 29/10/2010: Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building.	13 - 30

#### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	Land adjoining 12 Gladsdale Drive, 65761/APP/2010/2707	Eastcote & East Ruislip;	Erection of a single storey detached one-bedroom dwelling with associated parking and amenity space.	31 - 46

8	56 The Drive, Ickenham 4496/APP/2009/2765	Ickenham;	Two storey six-bedroom detached dwelling with basement level and habitable roofspace with detached garage to front, involving the demolition of existing dwelling.	47 - 72
9	19 Grove Road, Northwood 27846/APP/2010/2916	Northwood ;	Part two storey, part single storey rear extension, single storey side/front extension, front porch, alterations to existing elevations and conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights.	73 - 84
10	Haydon School, Wiltshire Lane, Eastcote, 9556/APP/2010/2490	Northwood Hills;	Details in compliance with condition 4 (fence colour) of planning permission ref: 9556/APP/2010/1370 dated 06/08/2010: Installation of mesh fence and automatically locking gate and new window to existing elevation.	85 - 88
11	41 Raisins Hill, Eastcote 64909/APP/2010/2668	Northwood Hills;	Part two storey, part single storey side extension, part two storey, part single storey rear extension with 1 rooflight, single storey front extension and conversion of roofspace to habitable use with 1 front and 1 rear rooflight, involving demolition of existing integral garage and store	89 - 98
12	St John's School, Potter Street Hill, Northwood 10795/APP/2011/91	Northwood Hills;	Retention of additional classroom and assembly area with library for pre-preparatory school, together with first aid room and staff toilet, without complying with condition 4 of planning permission ref: 10795/APP/2001/1600 dated 21/11/2001 (which limits pupil numbers at the school to 350 and staff to no more than 40) to allow the retention of the current numbers of 405 pupils and 65 full-time equivalent staff (Retrospective application)	99 - 144

## Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
13	Breakspear House, Breakspear Road North, Harefield 7610/APP/2010/2608	Harefield;	Application for alterations to the previously approved scheme for the residential units 1-4 of the enabling development (previously approved within scheme ref: 7610/APP/2002/1816 dated 28/01/2008 for the conversion of the existing Breakspear House to 10 flats, the erection of 7 dwellings and erection of single storey extension to Lower Lodge, incorporating conversion of existing house to 9 flats, erection of 8 dwellings and erection of a two storey extension to Lower Lodge, single storey extension to Upper Lodge together with surface level and underground parking) involving alterations in the internal residential room layouts and the design and layout of the rear gardens.	145 - 166
14	Any Items Transferred from Part 1			
15	Any Other Business in Part 2			

## Plans for North Planning Committee

**Minutes**

**NORTH PLANNING COMMITTEE**

**3 February 2011**

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



	<p><b>Committee Members Present:</b> Councillors Eddie Lavery, Allan Kaufmann, Michael Markham, Carol Melvin, David Payne, David Allam and Jazz Dhillon.</p> <p><b>LBH Officers Present:</b> Meg Hirani (Team Leader) Syed Shah (Principal Highways Engineer) James Rodger (Planning, Environment &amp; Community Services) Nikki Deol (Legal Advisor) Nav Johal (Democratic Services)</p> <p><b>Also Present:</b> Councillor Michael White</p>	
94.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence to note.</p>	<b>Action by</b>
95.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Carol Melvin declared a personal and prejudicial interest for item 6 and left the meeting for the duration of this item.</p> <p>Councillor Allan Kaufmann declared a personal interest for item 8 and remained in the room.</p> <p>Councillor Edward Lavery declared a personal interest for item 9 and remained in the room.</p>	<b>Action by</b>
96.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 21 December 2010 and 11 January 2011 were agreed as an accurate record.</p>	<b>Action by</b>
97.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p>	<b>Action by</b>
98.	<p><b>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</b> (<i>Agenda Item 5</i>)</p>	<b>Action by</b>

	Items marked part 1 were considered in public and items parked part 2 were considered in private.	
99.	<p><b>76 EXMOUTH ROAD, RUISLIP 66257/APP/2010/1112</b> (<i>Agenda Item 8</i>)</p> <p><b>Part single storey, part two storey side/rear extension, involving demolition of existing detached garage to side and single storey extension to rear.</b></p> <p>66257/APP/2010/1112</p> <p>The application site was located on the south east side of Exmouth Road and comprised of a two storey end of terrace house with a detached garage along the side boundary with 76 Exmouth Road and a part single storey rear extension. The attached house, 74 Exmouth Road, lies to the south west and had a single storey rear extension. To the north east lies 78 Exmouth Road, a two storey end of terrace house with part two storey side and part two storey, part single storey rear extension and front porch. This property was set behind the front wall, but extends beyond the rear wall of the application property.</p> <p>The street scene was residential in character and appearance, comprising two storey terraced houses and the application site lied within the developed area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).</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>The officers report included new plans were produced in the addendum, which showed the proposed development more clearly.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> <li>• Mrs Ebers spoke on behalf of the petitioners who signed the petition objecting to the application.</li> <li>• The petitioner spoke about previous applications on this site. An application had been refused as a 2 storey was too large, another loft extension application had been approved since.</li> <li>• The petitioner queried whether the loft extension application had been taken into consideration with this new application.</li> <li>• The petitioner believed the applicant was careful going around planning law in order to gain approval for applications.</li> <li>• The petitioner disputed the officer's comments on the lighting in the report. She believed that the proposed development would block out some light.</li> <li>• She commented on the already very limited parking on Exmouth Road. That the current driveway on the application site had enough space for one car.</li> <li>• That the application if approved would involve demolishing the garage that was on the site.</li> <li>• The petitioner spoke about the anti-social behaviour and</li> </ul>	<b>Action by</b>



problems caused by tenants at the property.

- Mrs Ebers spoke about the overcrowding the the property, the sub-letting, fights etc that had caused the police to be called out.

The applicant was not present at the meeting.

Ward Councillor Michael White addressed the meeting. The following points were raised:

- Councillor White stated that this application was not just an extension but a re-build of the house.
- He believed that the development would be out of sync with the rest of the houses on the street.
- That it would be detrimental to the street scene.
- That parking would cause a problem. That they could not have more cars parked on an already overcrowded street. He went on to say it was debateable whether the garage on the service road would be used to park a car.
- The Ward Councillor stated that there was a long history of planning applications on this site.
- He asked the Committee overturned the officer's recommendation for this application.

Chairman stated that only planning issues could be considered by the Committee. Members commented that several issues that were brought up were issues that they could not take into account when determining this planning application. These other issues could be taken up with other departments in the Council.

Members asked officers about the planning history of this application and the loft extension that was agreed. Officers stated that the loft conversion was permitted development which complied with legislation and the Council's requirements.

Members asked clarification on the size of the development which officers responded too. The 2-storey development was for half the width of the house. The distance to the nearest property would be 2.75metres.

Members queried the issues regarding parking with officers. Officers stated that the existing garage was 2metres wide so was not really a useable garage for car parking. That removing this garage would not impact on the parking situation on the street.

It was moved, seconded and was unanimously agreed that the application be approved.

**Resolved –**

**That the application be approved as set out in the officer's report.**

100.	<b>95-97 HIGH ROAD, ICKENHAM 63771/APP/2010/2174</b> ( <i>Agenda Item 9</i> )	<b>Action by</b>
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**Change of use from Class B2 (General Industry) to Class A5 (Hot Food Takeaways) for use as a takeaway, including installation of new shopfront.**

63771/APP/2010/2174

Planning permission was sought for the retention of the use of the premises as a take away business and the shopfront. It was considered that the level of shop uses in the parade and in the nearby Ickenham Local Centre were adequate to maintain the convenience shopping needs of local residents, and the shopfront was acceptable and did not detract from the appearance of the street scene.

A fascia sign had also been erected however this is the subject to a separate application for Advertisement Consent. The new shopfront comprised a glazed shopfront set within a powder coated aluminium frame with a 1m wide centrally positioned doorway with internal ramped access.

Originally the applicants also applied for the retention of the extractor flue located on the flank wall of 97 High Street. The duct was located some 9m behind the front elevation of 97 High Street, immediately before the existing external metal staircase. It comprised galvanised steel attached to the wall by brackets and measures 1m by 1m tapering to 0.8m by 0.8m, and extending approximately 1m above the parapet. However, the applicants had agreed to submit details of a new flue and remove the existing one.

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

Points raised by the petitioner:

- The Petitioner present lived next door to the site.
- She stated that although the existing flue would be removed a subsequent flue would have to be approved.
- The petitioner stated that parking on the lay by would cause congestion to other residents.
- That rats would congregate in areas where rubbish was piled up.
- That the proposed application was not in-keep with the area.

Mr Christopher Dance spoke on behalf of the applicant:

- The applicant had worked very closely with the case officer to address any issues.
- He stated that there were no development plans that objected to this application.
- That there were no objections to the shop front.
- Mr Dance stated that the existing flue would be removed and a new one would be erected, where permission had been granted.
- He stated that there were no highways objections to the proposed application.
- That the application was subject to a time bound condition.

	<ul style="list-style-type: none"> <li>Mr Dance stated that officers had fully scrutinised all the issues and he urged that the Committee followed the advice of the officers.</li> </ul> <p>Members asked officers clarification on the opening hours of the premises. Officers confirmed that staff were only permitted on the premises from 08:00 until 23:30 hours, and this was as per the officer report.</p> <p>Members and officers discussed the flue which officers had made clear to the applicant a new one should be smaller in size. The current flue was unauthorised and did not have permission. It was confirmed that this was not in consideration with this application.</p> <p>It was moved, seconded and was unanimously agreed that the application be approved</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as set out in the officer’s report with amendments as set out in the addendum.</b></p>	
101.	<p><b>95A HIGH ROAD, ICKENHAM 63007/ADV/2010/59</b> (<i>Agenda Item 11</i>)</p> <p><b>1x internally illuminated fascia sign to front and 1x internally illuminated projecting sign.</b></p> <p>63007/ADV/2010/59</p> <p>The application site was located on the north west side of High Road Ickenham and comprised of a ground floor commercial unit in use as a hot food take-away, forming part of a terrace of 9 units, with residential above. To the north east lies 97 High Street and to the south west lies 93 High Street. The street scene comprises a mix of commercial and residential properties and the application site lies within the developed area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).</p> <p>Advertisement consent was sought for the retention of an internally illuminated box fascia and projecting signs. The fascia sign was located on the fascia panel, measures 4.7m x 0.7m x 0.2m deep and was internally illuminated by fluorescent tubes. The projecting sign was located along the right side of the fascia panel, measures 0.7m x 0.6m x 0.12m and was also illuminated by fluorescent tubes.</p> <p>It was moved, seconded and was unanimously agreed that the application be approved.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as set out in the officer’s report.</b></p>	<b>Action by</b>

102.	<p><b>FORMER REINDEER PH, MAXWELL ROAD, NORTHWOOD 18958/APP/2010/2210 (Agenda Item 6)</b></p> <p><b>Erection of a part two storey, part three storey, part four storey building comprising 1, one-bedroom flat, 4, two-bedroom flats and 6, three bedroom flats, with associated car parking, secured cycle parking, bin store and alterations to vehicular access</b></p> <p>18958/APP/2010/2210</p> <p>Planning permission was sought for the erection of a part two, part 3, part 4 storey 'U' shaped block of 11 flats comprising 1 x 1 bedroom, 4 x 2 bedroom and 6 x 3 bedroom apartments. The proposal includes parking for 19 cars at basement and surface level, 11 secure cycle spaces and bin stores at basement (lower ground) level.</p> <p>Two letters of objection had been received, objecting to the proposal on the grounds of lack of parking and increased traffic congestion. In addition, two petitions bearing 21 and 23 signatures have been received objecting on the grounds that the bulk, height and lack of child safe garden area made the scheme an unsuitable development. These two petitions had been withdrawn prior to the meeting. One letter of support has also been received.</p> <p>In response to concerns from the Urban Design and Conservation Officer, amended plans had been submitted modifying the design detailing of the gable feature on the front elevation, while the pitch of the roofs has been reduced to 46 degrees. Further consultations were carried out on the revised plans and one additional letter has been received, objecting on the grounds of increased traffic congestion and inadequate parking.</p> <p>The principle of a residential development and the mix of units were considered acceptable in this edge of town centre location. The layout, siting and scale of the development was compatible with surrounding built form and would respect the established character of the area. The proposal would not detract from the amenities of adjoining residents and provides satisfactory accommodation for future occupiers. Parking provision accords with the Council's standards and the Council's Highway Engineer raised no objection to the proposed means of access.</p> <p>The current scheme addressed the reasons for refusal of a previous scheme and a Unilateral Obligation had been signed, securing contributions towards the funding of additional school places, health care, construction training, libraries, public open space and management and monitoring. This application was therefore recommended for approval.</p> <p>The Chairman confirmed with the Committee that as the petitions for this application had been withdrawn there was no right to address Committee on behalf of this application from residents or the applicant.</p> <p>Members questions officers on the involvement of the applicants with</p>	Action by
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	<p>officers which officers confirmed had been detailed. That the applicants had also involved residents, had a public consultation and amended plans to suit. Members were happy with the work that the applicants had carried out with residents and the changes they had made to the application.</p> <p>Members discussed the parking provisions which satisfied the requirements for the application.</p> <p>It was moved, seconded and was unanimously agreed that the application be approved.</p> <p><b>RESOLVED –</b></p> <ol style="list-style-type: none"> <li><b>1. That the application be approved as set out in the officer’s report and addendum sheet;</b></li> <li><b>2. That in advance of, or at the time of implementation of the development, the Council enter into a legal agreement with the applicants under Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to deliver the off site highway works;</b></li> <li><b>3. That delegated powers be given to the Head of Planning, Trading Standards and Environmental Protection to grant planning permission, subject to the conditions outlined in the report.</b></li> </ol>	
103.	<p><b>UNIT 3, RUISLIP RETAIL PARK, VICTORIA ROAD, RUISLIP 43510/APP/2010/1979</b> (<i>Agenda Item 7</i>)</p> <p><b>Construction of a 1,810 sq.m mezzanine within Unit 3, Ruislip Retail Park.</b></p> <p>43510/APP/2010/1979</p> <p>Planning permission was sought for the installation of a mezzanine sales and storage area, which would add an additional 1,810m<sup>2</sup> in floor space to an existing vacant retail unit, formally occupied by MFI, at the Ruislip Retail Park, Victoria Road.</p> <p>The application was supported by a detailed planning and retail impact statement which concluded that the proposal would not result in a significant detrimental impact on retailing in the adjoining local centre, given the type of business likely to operate from this particular unit. Subject to the existing sales restrictions, and a condition preventing the sub division of the unit, the additional floorspace would not have a significant detrimental impact on the vitality or viability of nearby centres. Accordingly, there were no objections to the principle of the development.</p> <p>The increase in showroom area was unlikely to translate into a significant increase in customers visiting the store or in vehicle trips. The existing car parking and servicing facilities for the retail park would be retained for use by the proposed unit and would continue to meet the needs of the proposed unit and retail park as a whole.</p>	Action by

	<p>The proposed external amendments were minor and would remain in keeping with the character and appearance of the surrounding area. The development would not result in any detrimental impact on the amenity of nearby residential occupiers, subject to conditions.</p> <p>The development proposes acceptable accessibility arrangement which could be secured by way of condition. Subject to conditions, the proposal was considered to be acceptable and to accord with the provisions of the development plan. Accordingly, approval was recommended.</p> <p>Members questioned why the Green Travel Plan had been applied as a condition on this application. Officers stated that this was something the applicants had offered to be put forward as a condition of the application. Members agreed that this should be included as an informative rather than a condition on the application.</p> <p>It was moved, seconded and was unanimously agreed that the application be approved.</p> <p><b>Resolved –</b></p> <ol style="list-style-type: none"> <li><b>1) That the application be approved as set out in the officer’s report, addendum sheet and the deletion of condition 9;</b></li> <li><b>2) An Additional informative be added as follows: ‘The applicant is encouraged to produce and implement a Green Travel Plan which relates to the whole unit and sets targets for sustainable travel arrangements and a commitment to achieving the travel plan objectives’.</b></li> </ol>	
104.	<p><b>8 ST MARTINS APPROACH, RUISLIP 44613/APP/2010/2283</b> <i>(Agenda Item 10)</i></p> <p><b>Single storey rear extension, involving demolition of existing garage.</b></p> <p>44613/APP/2010/2283</p> <p>The application site was located on the east side of St Martins Approach and comprised of a two storey semi-detached house with a detached garage to the rear along the northern side boundary, forming a pair of semi-detached garages with that at 10 St Martins Approach. The attached house, 6 St Martins Approach, lies to the south and had not been extended. To the north lies 10 St Martins Approach, also a two storey semi-detached house. The street scene was residential in character and appearance comprising two storey semi-detached houses of similar design, with pairs of semi-detached garages to the rear, and the application site lied within the Moat Drive Area of Special Local Character, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site was also covered by an Archaeological Priority Area.</p> <p>It was proposed to erect a part single storey rear extension involving</p>	Action by

	<p>the demolition of the existing garage. An application for a larger single storey rear extension was refused planning permission in June 2010. The applicant attempted to overcome the previous reasons for refusal by reducing the width and depth of the rear extension, and by replacing the dummy-pitch roof previously proposed with a pitched roof. The single storey rear extension would be in set 250mm from the side boundary with 10 St Martins Approach. It would measure 4.38 wide, 4.96m deep and finished with a ridged roof, 2.6m high at eaves level and 3.65m high to ridge level.</p> <p>The proposed extension would be attached to the rear elevation of the original house via a link extension measuring 1.65m wide, 1.2m deep and finished with a ridged roof 3.4m high at its highest point. The single storey rear extension would comprise a hall (with side doors), w.c and kitchen (with front and rear windows and side doors). An additional parking space measuring 2.0m wide and 3.8m deep was provided in the front garden of the application property.</p> <p>The previously refused application proposed a part single storey rear extension incorporating the existing detached garage. It was shown to measure 4.6m wide, 6.7m deep and finished with a flat roof with dummy pitches on all sides, 2.6m high at eaves level and 3.6m high at its highest point. The proposed extension was shown to be attached to the rear elevation of the original house via a link extension measuring 1.7m wide, 1.2m deep and finished with a ridged roof 3.4m high at its highest point.</p> <p>Members discussed that this application was deeper than they would usually approve but the existing block was currently deeper than the proposed so this change would reduce the depth.</p> <p>It was moved, seconded and was unanimously agreed that the application be approved.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as set out in the officer’s report.</b></p>	
105.	<p><b>FORMER MILL WORKS, BURY STREET, RUISLIP</b>  <b>6157/APP/2010/2384</b> (<i>Agenda Item 12</i>)</p> <p><b>Variation of condition 4 (to enable erection of two garages to Plots 2 and 3) of planning permission ref: 6157/APP/2009/2069 dated 02/03/2010: Erection of 66 dwellings comprising 2, three-storey apartment blocks providing 30 apartments (1 studio; 5 one-bedroom; 21 two-bedroom; and 3 three bedroom units) and 32 three-bedroom and 4 four-bedroom houses with associated car parking, landscaping and access (involving the demolition of existing buildings.)</b></p> <p>6157/APP/2010/2384</p> <p>This was a S73 application to make minor material amendments to the approved scheme for 66 residential units at the former Mill Works Site.</p>	Action by

	<p>The application sought to vary condition 4 of planning permission ref: 6157/APP/2009/2069, to enable changes to be implemented to the consented development, involving the inclusion of 2 detached garages to serve plots 2 and 3, located in the north east corner of the site.</p> <p>The inclusion of the detached garages was supported, having regard to the scale and nature of the built development, the opportunity for new tree planting and the limited impact the proposal will have on the Ruislip Village Conservation Area. The development would not detract from the amenities of future or surrounding occupiers.</p> <p>Subject to conditions originally imposed, in so far that they were still relevant to the scheme and still capable of being discharged, and a Deed of Variation to the S106 Agreement, the application was recommended for approval.</p> <p>Officers explained to Members that rumours of a pink tiled roof on the site were inaccurate. The sheeting on the roof had a pinkish colour to them but this was temporary. A tiled roof would be covering this and the pinkish coloured would be hidden.</p> <p>It was moved, seconded and was unanimously agreed that the application be approved</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as set out in the officer’s report.</b></p>	
106.	<p><b>LAND O/S SORTING OFFICE, JUNCTION OF EAST WAY AND PARK WAY, RUISLIP</b> (<i>Agenda Item 13a</i>)</p> <p><b>Replacement of existing 12.5 metre high monopole mobile phone mast with a 15 metre high monopole mobile phone mast, replacement equipment cabinet and ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)</b></p> <p>59076/APP/2010/2931</p> <p>It was proposed to replace the existing 12.5m high monopole mobile phone mast with a 15m high (including antennas) monopole mobile phone mast incorporating six antennas. An existing equipment cabinet would also be replaced with a larger equipment cabinet.</p> <p>The proposed telecommunications mast by virtue of its size and location would detract from the street scene as it would be a readily apparent and incongruous element. The mast would not harmonise with the existing street scene and as such is contrary to Policies BE13, BE37 and OE1 of the Hillingdon Unitary Development Plan Saved Polices (September 2007).</p> <p>Members wished to make it clear to operating companies that they needed to go through the proper processes when making changes to applications.</p>	Action by



	<p>It was moved, seconded and was unanimously agreed that the application be refused.</p> <p><b>Resolved –</b></p> <p><b>1) That prior approval of siting and design was required;</b>  <b>2) The details of siting and design were refused for the reasons stated in the report.</b></p>	
107.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 15</i>)</p> <p>The enforcement report was presented to Members.</p> <p>It was moved, seconded and approved that enforcement action be agreed as per the report.</p> <p><b>Resolved –</b></p> <p><b>The Enforcement Report was unanimously agreed by the Committee.</b></p>	<b>Action by</b>
<p>The meeting, which commenced at 7.00 pm, closed at 8.30 pm.</p>		

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nav Johal on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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## Report of the Head of Planning & Enforcement Services

- Address** SOUTHBOURNE DAY CENTRE 161 ELLIOTT AVENUE RUISLIP
- Development:** Reserved matters (details of appearance and landscaping) in compliance with condition 2 of outline planning permission ref: 66033/APP/2009/ 1060 dated 29/10/2010: Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building.
- LBH Ref Nos:** 66033/APP/2010/2523
- Drawing Nos:** 117 Rev. P6  
118 Rev. P3  
119 Rev. P1  
120 Rev. P2  
121 Rev. P2  
122 Rev. P2  
125 Rev. P2  
126 Rev. P2  
127 Rev. P2  
200080009/A/P/02  
Landscape Maintenance Plan report by CSa Environmental Planning  
CSA/1534/100 B  
43 Rev. P5  
45 Rev. P2  
46 Rev. P3  
50 Rev. P3  
52 Rev. P3  
53 Rev. P3  
55 Rev. P1  
56 Rev. P1  
Door Schedule 65 Rev. P3  
Window Schedule 66 Rev. P5  
70 Rev. P2  
71 Rev. P1  
72 Rev. P1  
7297/02 Tree Protection Plan  
"Beamshield Plus" specification by Springvale  
93 Rev. P2  
"Beamshield Plus" U Value Table by Springvale  
94 Rev. P2  
95 Rev. P2  
96 Rev. P1  
Aboricultural Report by Ian Keene (Ref. IJK/7297/ik  
Code for Sustainable Homes Prediction v 2  
Design Calculations by Mewies Engineering Consultants  
Energy Report  
"Isover Cavity Wall System" specification by Saint-Gobain  
"Thermapitch TP10" specification by Kingspan  
"Earthwood DriTherm Cavity Slabs" specification by Knauf Insulation  
Planning Statement  
Confirmation of Postal Addresses by LBH dated 29/3/10

SLB Q 14303/01 Rev. 0.  
73 Rev. P1  
74 Rev. P1  
Thermal Insulation Ground Floor specification  
75 Rev. P1  
76 Rev. P1  
77 Rev. P1  
80 Rev. P2  
81 Rev. P2  
82 Rev. P2  
83 Rev. P2  
84 Rev. P2  
85 Rev. P2  
86 Rev. P2  
87 Rev. P2  
88 Rev. P2  
89 Rev. P2  
90 Rev. P2  
91 Rev. P2  
92 Rev. P2  
02 Rev. P3  
04 Rev. P5  
05 Rev. P2  
06 Rev. P1  
07 Rev. P1  
08 Rev. P1  
100 Rev. P1  
110 Rev. P5  
111 Rev. P6  
112 Rev. P6  
113 Rev. P3  
114 Rev. P1  
115 Rev. P4  
116 Rev. WIP  
51 Rev. P4  
03 Rev. P15  
31 Rev. P9  
34 Rev. P7  
35 Rev. P5  
36 Rev. P3  
41 Rev. P6  
42 Rev. P5 (amended 9/12/10)

**Date Plans Received:** 29/10/2010                      **Date(s) of Amendment(s):** 15/10/2010  
**Date Application Valid:** 08/12/2010                      09/12/2010

#### 1. **SUMMARY**

Reserved matters approval is sought for details of appearance and landscaping, pursuant to outline planning permission for a residential development comprising 23 one and two bedroom apartments in one, 2 storey block at the former Southbourne Day

Centre site.

The design and appearance will be inconsistent with the existing character of the locality, having an adverse impact on the streetscene. In addition, it is considered that the proposed development fails to provide acceptable living conditions for future occupiers, or protect the residential amenity of surrounding residents.

The details for on-site renewable energy generation have not been incorporated into the design of the scheme. The design of the development as submitted cannot therefore meet the 20% renewables target without further modifications. The application is therefore recommended for refusal.

## **2. RECOMMENDATION**

**REFUSAL for the following reasons:**

### **1 NON2 Non Standard reason for refusal**

The proposed development, by reason of its proposed appearance and changes to the previously approved design and layout, would result in a cramped, unduly intrusive, visually prominent and inappropriate form of development, out of keeping with the character and appearance of the surrounding area. The proposal is therefore contrary to Saved Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan and the Council's Supplementary Planning Document HDAS: Residential Layouts.

### **2 NON2 Non Standard reason for refusal**

The details for on-site renewable energy generation have not been incorporated into the detailed design of the scheme. The design of the development as submitted cannot meet the 20% renewables target without further modifications. Accordingly, the proposal would fail to meet the requirements set out in the London Plan contrary to Policy 4A.7 of the London Plan (February 2008).

### **3 NON2 Non Standard reason for refusal**

The proposal, by virtue of its elevational treatment and design would result in an unacceptable loss of residential amenity to adjoining residents, by reason of loss of privacy, contrary to Policy BE24 of the adopted Unitary Development Plan Saved Policies (September 2007) and the design principles contained within the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

## **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.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS	Residential Layouts
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
PPS1	Delivering Sustainable Development
PPS3	Housing

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The site has an area of 0.27 hectares and is located on the eastern side of Elliott Avenue, Ruislip, which is accessed from Mansfield Avenue and Chelston Road/Southbourne Gardens.

The site is on the southern part of a series of residential estate roads and approximately 400 metres distance from Chelston Road/Southbourne Gardens, which leads onto the Victoria Road roundabout and local shopping area. The site lies close to Bessingby Playing fields/open space and within 250 metres of Lady Bankes Junior and Infants school.

The access road leading to the site from Southbourne Gardens and Chelston Road is flanked by a sheltered housing scheme for the elderly.

A block of flats (Peter Lyall Court), lies to the immediate north east of the site and the Cedars Medical Centre is located on the opposite side of Elliott Avenue, which is to the south west of the site.

The site is currently occupied by a single storey day centre. The day centre was built in the 1990's and has a number of young trees around the boundaries, planted as part of the approved development. The Centre is currently disused having been vacated by the previous service user (when it was used as an employment services training centre for people with learning disabilities).

#### 3.2 Proposed Scheme

Reserved matters approval is sought for details of appearance and landscaping, pursuant to outline planning permission for a residential development comprising 23 one and two

bedroom apartments in one, 2 storey block at the former Southbourne Day Centre site.

The current scheme differs from the outline scheme in a number of fundamental areas. It is proposed as part of the reserved matters submission to uplift the accommodation, changing the unit mix from 16 x one bedroom and 7 x two bedroom apartments to 8 x one bedroom and 15 x two bedroom apartments. This will be achieved by creating 8 additional habitable rooms in the roof space, involving 4 dormer windows in each of the front and rear roof slopes.

The indicative outline scheme had a central entrance location. However, the current scheme now comprises two attached blocks, each with its own dedicated entrance. The footprint of the proposed building remains broadly the same as that approved at outline stage and the total number of units remains the same.

The block is surrounded to the front and rear by soft landscaping. Tree planting is proposed along the site frontage and boundaries. Two bin stores are proposed at each end of the new block, although details of these structures have not been provided. Two detached Secure cycle storage structures are proposed to the north and rear of the proposed block

The outline scheme proposed 34 parking spaces, but this has been reduced to 32 on the reserved matters scheme.

The application is supported by 4 reports that assess or provide information on the proposal. A summary and some key conclusions from these reports are provided below:

A sustainable assessment energy report

This report has been provided to take into account carbon emissions for the development. The report seeks to demonstrate how the proposed development meets renewable energy requirements. The assessment makes use of Standard Assessment Procedure (SAP) energy and carbon calculations in accordance with the methodology of Part L of the 2006 Building Regulations.

Landscape Maintenance Plan, Arboricultural report and Impact Assessment on Trees are covered in the Landscape Officers comments.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

Outline planning permission was granted on 29 October 2010 for the erection of a two storey block of 23 flats comprising 16 x one bedroom and 7 x two bedroom apartments, together with associated amenity space and parking. Access, layout and scale were approved at outline stage. The design was on the basis of a two-storey building with a central corridor giving access to the individual residential units, supplemented by two side access positions at each end of the building. Both lifts and stairs were provided for vertical circulation. 34 parking spaces, including 3 wheelchair accessible spaces and access zones for disabled residents were also indicated. The main car parking area is located to the south of the residential block, with vehicular access off Elliott Avenue. 8 of these spaces, including two for people with disabilities are provided directly off Elliott Avenue at the front of the building, accessed via dropped kerbs.

## **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:

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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BE23	Requires the provision of adequate amenity space.
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HDAS	Residential Layouts
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
PPS1	Delivering Sustainable Development
PPS3	Housing

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **13th January 2011**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

This application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. 114 surrounding occupiers were consulted. 16 letters of objection have been received. The following issues have been raised:

- (i) The proposed increase in 2 bedroom flats will lead to an increase in the number of people and therefore an increase in the number of vehicles associated with the development;
- (ii) Object to the inclusion of dormer windows as this will change the appearance and lead to overlooking and visual intrusion;
- (iii) Development will be out of character with the existing street scene;
- (iv) Loss of privacy to surrounding gardens;
- (iii) Overcrowding, the density is too high;
- (iv) Noise pollution;
- (v) Traffic congestion;



(vi) Parking problems in the area;

METROPOLITAN POLICE - No objections.

### **Internal Consultees**

#### **EDUCATION & CHILDRENS SERVICES**

The original request was £46,331 for nursery, primary, secondary and post-16 school places.

The new request is for £45,984 for primary, secondary and post-16 school places (i.e. lower because there is no nursery request at the moment. This is because some surplus nursery capacity has appeared in Cavendish, and births in that ward are steady compared to most other wards).

#### **S106 OFFICER**

There is a slight reduction in the education contribution and a slight increase in the health contribution. The minimal overall difference to the planning obligations at outline stage is such that that it is not considered that the application could be refused for this reason.

#### **TREE AND LANDSCAPE OFFICER:**

Ian Keen's Tree Survey and drawing No. 7297/02 indicates the retention of tree Nos 1-5 along the frontage. This tree survey supersedes the original tree survey by Hillingdon, as shown on drawing No. 20080009/A/P/02. These trees are only assessed as C grade trees, whose health and condition will not be improved by the proposed development. Trees 11-15 (B grade) are also to be retained. Trees 6-10 (C graded) are specified to be lifted and re-planted. It is questionable whether the effort to save C grade trees is worthwhile.

CSA's drawing No. CSA/1534/100 provides a comprehensive planting plan which retains none of the existing trees but includes the planting of 18 No. new trees which will be more suitable in terms of their scale and ornamental value for a residential development. In the short term, the loss of established trees will be detrimental to the local landscape. However, in view of the site constraints, the planting of new young trees is likely to be more satisfactory in the longer term than retaining, or replanting, existing trees (of variable quality). The scheme includes extensive areas of ornamental hedge and shrub planting appropriate to the development. The plan is supported by schedules and a specification.

The location of the bin store in the south-west corner of the site, with doors opening onto the public footway, presents a poor impression as a feature hard on the front boundary. Soft landscaping in the form of tree and hedge planting is more appropriate in this location.

The successful establishment and maintenance of the landscape and shared external spaces will depend on the quality of management and maintenance of the site.

Recommendation: No objection to the information submitted.

However, management and maintenance details (including the landscape objectives, maintenance operations and frequencies) should be submitted to support this proposal.

#### **URBAN DESIGN OFFICER**

PROPOSAL: Reserved matters (details of appearance and landscaping) in compliance with condition 2 of outline planning permission ref 66033/APP/2009/1060

COMMENTS: The overall design of the building as currently proposed appears very uncomfortable and unbalanced, and has moved significantly away from the simple symmetry shown in the illustrative drawings submitted with the original outline application.

Issues are as follows:

- The symmetrical gables positioned below the valley at roof level would create a weak feature on the street elevation. A central focal feature would be preferred in this instance as previously submitted, or an elevation that is more strongly divided to break up its length/bulk on the frontage. The latter would reflect more closely the scale of the surrounding modern terraced houses. As proposed the simple gables to the rear elevation appear more successful in visual terms than the more ornate pediment gables to the front and would probably sit more comfortably within the existing rather modest streetscape of the surrounding area.
- The varied spacing of the windows on the recessed brick sections on both elevations, although the frontage is worse, would make the elevations appear unbalanced and where the spacing is greatest, rather heavy looking.
- The large areas of glazing to the secondary elements of the frontage i.e. the bookends would appear disproportionate when seen against the smaller windows of the main gables. The bookend features also appear to be shown with a hip to the front and a gable to the side. The hipped roofs would appear as a discordant feature when all the other projecting bays have gables.
- As proposed the dormers would appear overlarge and sit tight to the ridges of the main roof and to the valleys of the gables, giving a cramped appearance to the roof. Overall, their design would appear bulky and as an after thought, rather than as features that are integrated with the overall design of the building.
- Ideally, all the parking, other than that required for disabled users, should be located in the car park to the side of the building. This would also benefit from an additional planting to soften its appearance. Few details of the front boundary treatment and planting along this frontage have been submitted.

CONCLUSION: Not acceptable.

HIGHWAY ENGINEER

No objection subject to a condition being applied for the car parking and cycle parking to be completed before occupation and retained thereafter.

ACCESS OFFICER

In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010.

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. In addition, 10% of new housing should be built to wheelchair home standards and should accord with relevant policies, legislation and adopted guidance.

It should be noted that the proposed development has been significantly redesigned since the original outline application, and as a result, the level of accessibility has been reduced.

The following access observations are provided:

1. It unclear from the submitted plans whether level access will be achieved into the proposed blocks of flats. Revised plan should be requested to confirm that level access will be achieved via a suitably sized door in accordance with Part M to the Building Regulations 2000 (2004 edition).

2. A minimum of two wheelchair accessible flats should be provided in accordance with the GLA Wheelchair Housing BPG. The wheelchair accessible flats should be evenly distributed between the proposed blocks. These units are currently not shown on plan and should be incorporated into revised plans.

3. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

4. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gulley drainage.

5. They lift should be provided into each of the proposed blocks of flats, however, it is recognized that the current design may not allow for a lift to be incorporated.

6. The proposed duplex flats should allow space within their design for a future through the ceiling wheelchair lift.

Conclusion: unacceptable.

However, provided the above observations could be incorporated into revised plans, no objection would be raised.

Officer comment: These issues are covered by conditions imposed at outline stage.

#### SUSTAINABILITY OFFICER

The applicant is not seeking to discharge Condition 11 of 66033/APP/2009/1060 (renewable energy). However the information provided appears to be the same as that submitted with the outline application.

Comments: The applicant has not submitted enough information even if there was an intention to discharge condition 11. The current energy strategy suggests the use of solar thermal panels to reduce the energy demand. However, these are not shown on the plans and therefore it is difficult to sign off the reserved matters for appearance.

The applicant needs to:

- Recalculate the baseline energy demand using 2010 building regulations and incorporating non-regulated energy.
- Recalculate the baseline to take account of the uplift in 2 bedroom units
- Revise the energy strategy to take into account the roof space and demonstrate the incorporation of renewable energy technology within the building fabric
- Revise the energy strategy to demonstrate 20% of the energy demand coming from renewable energy in line with Condition 11.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The principle of residential development and loss of the community facility has been established by virtue of the outline planning permission, granted on 29/10/2010. No objections are therefore raised to the loss of the community use and redevelopment of the

site for residential purposes.

## **7.02 Density of the proposed development**

London Plan Policy 3A.3 seeks to maximise the potential of sites, compatible with local context and design principles in Policy 4B.1 (Design principles for a compact city) and with public transport capacity. Boroughs are encouraged to adopt the residential density ranges set out in Table 3A.2 (Density matrix (habitable rooms and dwellings per hectare) and which are compatible with sustainable residential quality.

The site has a Public Transport Accessibility Level (PTAL) of 1 on a scale of 1 to 6 where 1 represents the lowest level of public accessibility. Table 3A.2 recommends that developments within suburban residential setting with a PTAL score of 1 and with 2.7 - 3 hr/unit, should be within the ranges of 150-200 hr/ha and 50-75 units/ha.

The proposed density for the site would be 226hr/ha, which is above the London Plan guidelines, having regard to the site's Public Transport Accessibility Level. It is noted that the scheme approved at outline stage envisaged a density of 196 hr/ha, which was within the London Plan guidelines. In terms of the number of units, the proposed density would be 85 units/ha, which exceeds London Plan guidance. However, this is the same as approved at outline stage.

Given that the proposed density of the current scheme exceeds the London Plan guidelines for habitable rooms, it will be important to ensure that good environmental conditions can be provided for surrounding and future occupiers.

In terms of the mix of units, Saved Policy H4 states that wherever practicable, new residential developments should have a mix of housing units of different sizes, including units of one or two bedrooms. Policy H5 states that the Council will encourage the provision of dwellings suitable for large families. The provision of 1 and 2 bedroom flats has been established by virtue of the outline permission. However, the uplift of the scheme to convert 8 of the one bedroom flats (envisaged at outline stage), to two bedroom flats, would result in unacceptable consequences in terms of the visual amenity of the area, living conditions for future occupiers of the development and overlooking issues to neighbouring properties. These issues are dealt with elsewhere in the report. The proposed density and unit mix cannot therefore be supported for these reasons.

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

There are no archaeological or historic issues associated with this site.

## **7.04 Airport safeguarding**

there are no airport safeguarding issues related to this development.

## **7.05 Impact on the green belt**

There are no green belt issues associated with this site.

## **7.06 Environmental Impact**

Not applicable to this development.

## **7.07 Impact on the character & appearance of the area**

The application site is situated in a predominantly suburban, residential area, characterised by small scale, mainly semi-detached dwelling houses. Although there are no objections in principle to the re-development of the existing day centre site for residential purposes, the submitted scheme raised concerns, as it fails to respect the established built character of the area. In addition, the elevations fail to demonstrate good quality design.

The Urban Design Officer considered that the overall design of the building as currently

proposed appears very uncomfortable and unbalanced, and has moved significantly away from the simple symmetry shown in the illustrative drawings submitted with the original outline application.

Specific areas of concern include the following:

The illustrative elevations submitted at outline stage were considered to effectively reduce the perceived scale and massing of the built form, by breaking up the structure in several different compartments, to create a more varied, more legible and more accessible layout, and to reduce the visual impact. The illustrative elevations showed a central main entrance feature, which created a strong focal point and increased the legibility. The more modest twin gable elements at each end created a design theme along the main elevation. The varied roof line and the segmented approach around this central gable element effectively reduced the perceived scale, bulk and massing, and resulted in a more interesting and more balanced scheme, in tune with the existing built context. It was considered that the front facade, as well as the roof treatment, responded to the local distinctiveness of the area, evoking the character of individuality and a stronger sense of place.

As proposed, the symmetrical gables positioned below the valley at roof level would create a weak feature on the street elevation. The urban Design and Conservation Officer considers that a central focal feature would be preferred in this instance, as previously submitted (at outline stage), or an elevation that is more strongly divided, to break up its length/bulk on the frontage. The latter would reflect more closely the scale of the surrounding modern terraced houses.

Other areas of concern regarding the proposed design include the varied spacing of the windows on the recessed brick sections on both front and rear elevations, (particularly the front) which would make the elevations appear unbalanced and where the spacing is greatest, rather heavy looking. In addition, the large areas of glazing to the secondary elements of the frontage would appear disproportionate when seen against the smaller windows of the main gables. This fenestration also appears to be shown with a hip to the front and a gable to the side. The hipped roofs would appear as a discordant feature when all the other projecting bays have gables.

One of the main differences between the illustrative outline scheme and the detailed design currently under consideration is the introduction of dormers to both the front and rear elevations. As proposed the dormers are considered to be overlarge and sit tight to the ridges of the main roof and to the valleys of the gables, giving a cramped appearance to the roof. Overall, their design would appear bulky and as an after thought, rather than as features that are integrated with the overall design of the building.

Overall, it is considered that the proposed development, by reason of its overall scale, site coverage, design, layout and scale, would result in a cramped, unduly intrusive, visually prominent and inappropriate form of development, out of keeping with the character and appearance of the surrounding area, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan and the Council's Supplementary Planning Document HDAS: Residential Layouts.

#### **7.08 Impact on neighbours**

Policy BE20 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded.

Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas.

The supporting text to Policies BE20 and BE21 of the UDP Saved Policies September 2007 states 'that while some proposals of substantial width, height and depth, may not cause loss of amenity by reason of daylight or sunlight, these may nonetheless still be over-dominant in relation to the adjoining property and/or its private amenity space. This in turn can result in a depressing outlook detracting from residential amenity'.

Policy BE24 of the UDP Saved Policies September 2007 seeks to ensure that the design of new buildings protects the privacy of the occupiers and their neighbours. The supporting text to this policy states that 'the protection of privacy, particularly of habitable rooms (including kitchens) and external private amenity space is an important feature of residential amenity'.

The Council's Supplementary Planning Document 'Hillingdon Design and Access Statement' (HDAS) states that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. The distance provided will be dependent on the bulk and size of the building but generally 15m would be the minimum acceptable separation distance. The Council's HDAS also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21m.

The Council's HDAS at paragraph 4.12 states that 'new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property from windows above ground floor, an angle of 45 degrees each side of the normal is assumed in determining facing, overlooking distances'. This requirement has been adhered to so as to respect the residential amenity of existing residents.

In terms of the footprint and external layout of the scheme, this broadly conforms with the siting approved at outline stage. In this case, the separation distance between the flank walls of the proposed block and No.47 Elliott Avenue, located to the north of the site would be approximately 9 metres at their closest point and the development would fall completely outside the 45 degree angle of vision. In terms of the relationship with Peter Lyell Court to the east, the bulk of the block maintains an average separation distance of 22 metres. With regard to properties to the south, an average distance of 15 metres is maintained to the southern boundary, while an average of 28 metres is maintained between the southern elevation of the proposed block and the rear of properties backing onto the site (169 -177 Elliott Avenue). This represents an improvement over the current situation in terms of outlook from these properties, given that the existing building (to be demolished) is located only 5 metres away from the southern boundary. The height and massing of the external envelope (apart from the inclusion of dormers to the front and rear elevations), broadly conforms with the illustrative elevations submitted at outline stage. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Policy BE21 of the UDP Saved Policies September 2007.

It is not considered that there would be a material loss of daylight or sunlight to neighbouring properties, as the proposed building would be sited a sufficient distance away from adjoining development. The proposal is considered to be consistent with Policy BE20 of the UDP Saved Policies September 2007 and relevant design guidance in this

regard.

With respect to privacy, the submitted plans show first floor bedroom windows in both the northern and southern flank elevations which would result in direct overlooking into the adjoining private amenity areas, resulting in a loss of privacy to adjoining occupiers, contrary to Policy BE24 of the UDP Saved Policies (September 2007). It is recommended that the application be refused on this basis.

#### **7.09 Living conditions for future occupiers**

All units comply with the Council's HDAS guidelines for minimum internal floor areas and it is not considered that these units would result in a poor internal living environment in terms of space for future occupiers, subject to compliance with relevant life time homes standards criteria. This is subject to a condition on the outline approval.

Policy BE23 of the Unitary Development Plan Saved Policies September 2007 requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings and which is usable in terms of its shape and siting, for future occupiers. For one bedroom flats a minimum 20m<sup>2</sup> per unit should be provided and for two bedroom flats a minimum of 25m<sup>2</sup> per unit should be provided. In accordance with this standard, a total of 535m<sup>2</sup> of amenity space is required.

The application identifies a communal amenity area at the rear of the site comprising 559m<sup>2</sup>, and private patio areas for the ground floor rear facing flats of 80m<sup>2</sup>. The total amenity space provision at 595m<sup>2</sup> therefore exceeds of the guidelines in the HDAS, and complies with Saved Policy BE23 of the UDP. Any future landscaping scheme could also incorporate low hedge borders around each of the ground floor level patio areas, which allows the demarcation between private and communal amenity areas.

In terms of the outlook of future occupiers of the end ground floor flat No.15, the rear facing bedroom windows lead directly onto the undercroft parking area. This would result in a lack of outlook from, and natural light into these habitable rooms. It is also likely that future occupants would be subject to excessive noise and fumes from vehicles using this enclosed car parking area, particularly as these windows are the only source of natural light and ventilation to these bedrooms. Similarly, the sole rear facing second bedroom for flat 16 leads directly onto parking bay no. 15 which is hard up against the external wall. It is considered that the layout would not be conducive to good living conditions for occupiers of these flat, contrary to Saved Policies BE20, BE21 and OE1 of the UDP, HDAS Residential Layouts and the provisions of the London Plan.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

At outline stage, the Council's Highways Engineer raised no objection to the development in terms of the impact of the traffic generated on the highway network or the proposed access arrangements from Elliott Avenue, subject to the provision of sight lines at the site entrance. This was secured by a condition.

With regard to parking, 34 parking spaces were proposed at outline stage. However, the Highway engineer was concerned at the width of the groups of three spaces fronting Elliott Road and recommended that these be reduced to groups of two, in order to reduce the width of the crossovers. 32 (including 3 disabled) car parking spaces have therefore been provided for the proposed development, which at a ratio of 1.40 spaces per unit, complies with Council's Parking Standards.

24 secure covered parking spaces have been provided in two locations to the north and east of the proposed block, although elevational details of these structures have not been

provided. Nevertheless, these details are secured by conditions on the outline approval.

Subject to the implementation of relevant outline conditions, it is considered that adequate vehicular access to the site can be provided, adequate parking has been provided and highway and pedestrian safety would not be prejudiced, in compliance with Saved Policies AM7, AM9, AM14 and AM15 of the UDP.

#### **7.11 Urban design, access and security**

In terms of the mix of units, Policy H4 states that, wherever practicable, new residential developments should have a mix of housing units of different sizes, including units of one or two bedrooms. Policy H5 states that the Council will encourage the provision of dwellings suitable for large families. The proposed mix of one and two bedroom units would have been more appropriate in a town centre location. However, the proposal would result in net gain of 23 units, which would contribute towards meeting the housing need in the Borough. The lack of larger units is therefore not considered to be a sustainable reason to refuse this application.

Other issues relating to urban design have been addressed in section 7.07 of this report.

#### **7.12 Disabled access**

HDAS was adopted on the 20th December 2005 and requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Further guidance is also provided on floor space standards for new residential development to ensure sound environmental conditions are provided on site. As a guide, the recommended minimum standard for 1 bedroom flats is 50sq. m and 63sq. m for 2 bedroom flats. Where balconies are provided, the floor space of the balconies can be deducted from these standards, up to a maximum of 5sq. metres. Additional floorspace would be required for wheelchair units.

The floor plans indicate that the development generally achieves HDAS recommended floor space standards and that Lifetime Home Standards could be met for these flats in terms of size.

Conditions have been imposed at outline stage, requiring the submission of internal layout details, to ensure compliance with relevant standards.

#### **7.13 Provision of affordable & special needs housing**

This is a reserved matters application dealing with appearance and landscaping. As such affordable housing is not being considered at this stage.

#### **7.14 Trees, Landscaping and Ecology**

It was indicated at outline stage to remove 15 trees to facilitate the development and retain 6 trees. The current comprehensive planting plan submitted with this application retains none of the existing trees but includes the planting of 18 new trees which the Tree Officer considers to be more suitable in terms of their scale and ornamental value for a residential development. In the short term, the loss of established trees will be detrimental to the local landscape. However, in view of the site constraints, the planting of new young trees is likely to be more satisfactory in the longer term than retaining, or replanting, existing trees (of variable quality). The scheme includes extensive areas of ornamental hedge and shrub planting appropriate to the development. The plan is supported schedules and a specification.

While the layout drawing illustrates that there is space and potential for the provision of landscape enhancement within much of the site, the car park at the southern end on the originally submitted plans was dominated by hard surfacing with densely packed parking.



The site layout plan has been revised to provide a 1.2 metre landscape strip along the southern boundary, to provide an opportunity for tree and shrub planting, to reduce the impact of parked cars, particularly when viewed from properties to the south of the site.

The tree officer considers that the location of the bin store in the south-west corner of the site, presents a poor impression as a feature hard on the front boundary. Soft landscaping in the form of tree and hedge planting would be more appropriate in this location. Had the development been acceptable in other respects it is considered that this aspect of the proposal could be amended to provide a more appropriate solution. Similarly details of management and maintenance details (including the landscape objectives, maintenance operations and frequencies) could be secured by appropriately worded conditions, in the event of an approval.

Overall, it is considered that the landscaping scheme is satisfactory and complies with the requirements of Saved Policy BE38 of the UDP.

#### **7.15 Sustainable waste management**

Two refuse collection points are provided at both ends of the new block which are conveniently located close to the entrances to the site, to allow easy access for refuse collection.

Although the plans do indicate bin storage provision, the number of bins is not indicated. The requirement is 1100 litre refuse and recycling bins on a ratio of 1:10 + 1 per waste stream as a minimum. Although the design details have not been provided, the requirement for the scheme to provide for appropriate covered and secure refuse and recycling bin storage facilities could be secured by a condition in the event that this scheme is approved.

#### **7.16 Renewable energy / Sustainability**

Policy 4A.4 of the London Plan requires submission of an assessment of the energy demand and carbon dioxide emissions from proposed major developments, which should demonstrate the expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in the development.

Policy 4A.7 of the London Plan advises that boroughs should ensure that developments will achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

The applicant has submitted a renewable energy assessment as part of the application. This sets out that solar collection for hot water heating is the preferred technology to deliver the renewables target for the scheme. A condition requiring the provision of 20% of the site's heat and/or energy needs from renewable technology was attached to the outline consent, to ensure the current scheme achieves the required level of energy efficiency and carbon reduction.

However the detailed elevational drawings do not show the use of these renewable energy technologies. There is therefore a disconnect between the energy assessment, the building design and the description of development. The energy assessments appears to have been a separate technology based exercise that has not been linked to the design process. It is therefore not possible to approve the proposals, because the designs conflict with the energy assessment.

It is not considered that conditions could address this issue, because the scheme would

require a redesign, in order to accommodate the suggested renewable technologies, comprising solar thermal panels and the PV panels. Given that no details for on-site renewable energy generation can be incorporated into the scheme as submitted, the proposal would fail to meet the requirements set out in the London Plan contrary to Policy 4A.7 of the London Plan (February 2008).

#### **7.17 Flooding or Drainage Issues**

There are no specific flooding or drainage issues associated with this application. However, a condition is recommended requiring sustainable Urban Drainage (SUDS) measures for areas of hard surfacing.

#### **7.18 Noise or Air Quality Issues**

With respect to the noise impact the development may have upon surrounding residents, traffic to the proposed development would utilise the existing access and it is not considered that the additional vehicle movements associated with the proposed development would result in the occupiers of surrounding properties suffering any significant additional noise and disturbance or visual intrusion, in compliance with Saved Policy OE1 of the UDP.

#### **7.19 Comments on Public Consultations**

The primary concerns relating to the principle of the development, parking and the impact on residential amenity (loss of privacy, and outlook), have been dealt with in great detail in other sections of the report. Similarly, the effect of the scheme on the character of the area and intensification of use, have also been addressed.

#### **7.20 Planning Obligations**

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek 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'.

The applicant has signed a S106 Agreement securing a full range of planning obligations required to offset the impact of the development, including contributions towards the provision of education, healthcare, community and libraries. A contribution can also be secured in respect of project management and monitoring.

It is considered that the impact of the obligations arising from this reserved matters scheme, would have a de minimus impact compared to those agreed planning obligations at outline stage.

In the event of an approval, there would therefore be no requirement to seek a supplemental deed to that which was signed on the 27 October 2010, nor should the application be refused on the grounds of planning obligations.

#### **7.21 Expediency of enforcement action**

There are no enforcement issues associated with this site.

#### **7.22 Other Issues**

There are no other issues associated with this development.

### **8. Observations of the Borough Solicitor**

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

#### **9. Observations of the Director of Finance**

Not applicable.

#### **10. CONCLUSION**

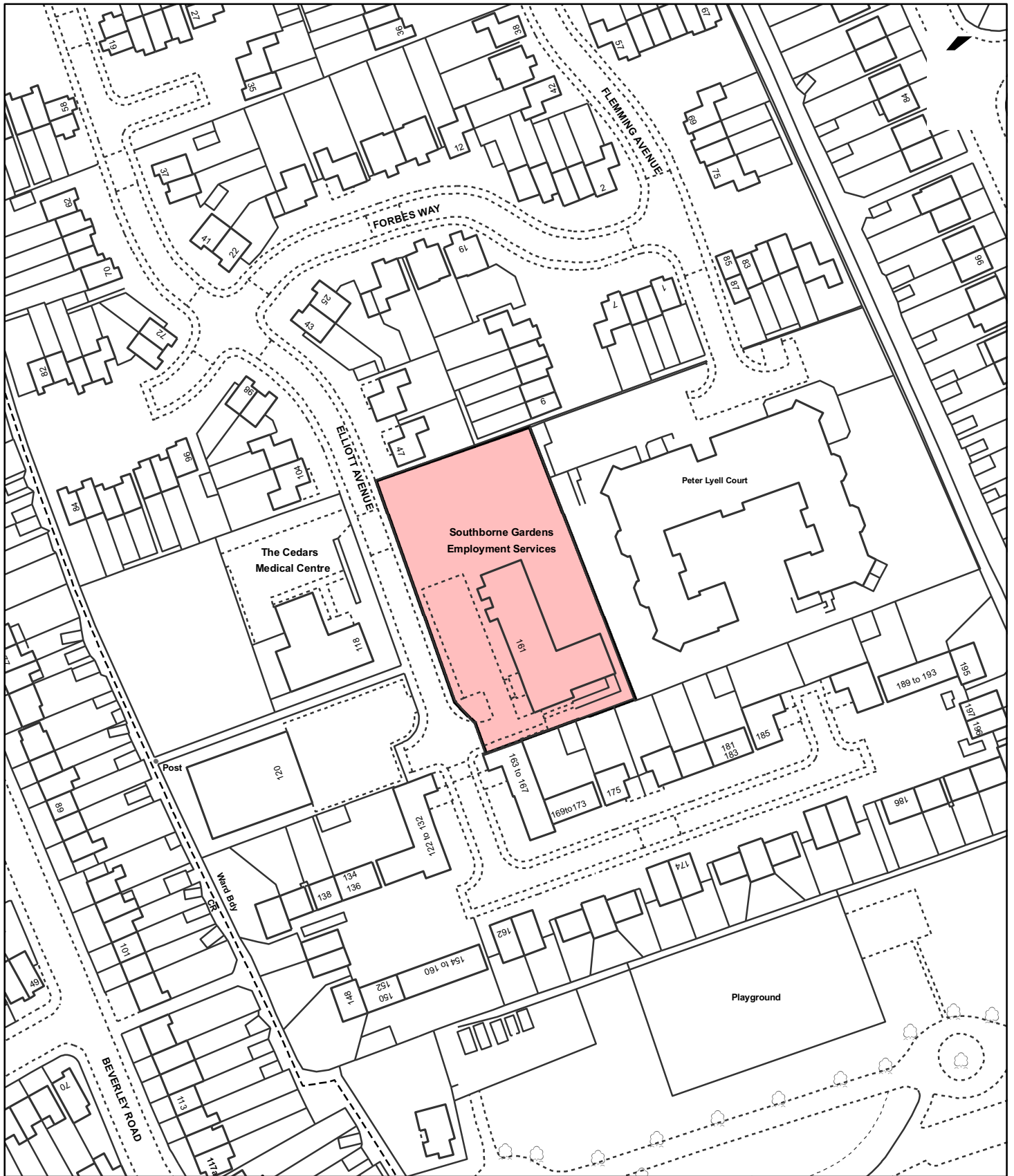
No objection is raised to the principle of the use of this redundant Day Centre site for residential purposes. However, the proposed design would result in a cramped, unduly intrusive, visually prominent and inappropriate form of development, out of keeping with the character and appearance of the surrounding area. In addition, the scheme fails to produce good environmental conditions both for both future occupants and adjoining properties. The application has not demonstrated that energy conservation measures have been incorporated into the design. It is therefore recommended that the application be refused.

#### **11. Reference Documents**


- (a) Planning Policy Statement 1 (Delivering Sustainable Development)
- (b) Planning Policy Statement 3 (Housing)
- (c) Planning Policy Guidance Note 13 (Transport)
- (d) The London Plan
- (e) Hillingdon Unitary Development Plan Saved Policies September 2007.
- (f) Hillingdon Design and Accessibility Statement - Residential Layouts
- (g) Hillingdon Design and Accessibility Statement - Residential Extensions
- (h) Supplementary Planning Guidance - Educational Facilities
- (i) Supplementary Planning Guidance - Community Facilities

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Southborne Day Centre, Elliot Avenue, Ruislip</b>	
Planning Application Ref:	Scale
<b>66033/APP/2010/2523</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 30	<b>February 2011</b>

**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** LAND ADJOINING 12 GLADSDALE DRIVE EASTCOTE

**Development:** Erection of a single storey detached one-bedroom dwelling with associated parking and amenity space.

**LBH Ref Nos:** 65761/APP/2010/2707

**Drawing Nos:** Location Plan to Scale 1:1250  
Arboricultural Survey  
Design and Access Statement  
Drwg. No.1  
DC2  
DC3  
DC4

**Date Plans Received:** 23/11/2010                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 30/11/2010

### 1. **SUMMARY**

The proposal is for a single storey detached house that would be set adjacent to the existing property, 12 Gladsdale Drive. In design terms, the development would appear as a stand alone bungalow, however due to its siting and position the proposal would result in a development which would appear cramped and out of context in relation to the design and pattern of the existing residential development, resulting in a detrimental impact on the character of the wider area. The principle of intensifying the residential use of the site through the loss of the side garden area would also have a detrimental impact on the character, appearance and local distinctiveness of the area. As such, the proposal is considered contrary to Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), the Supplementary Planning Document HDAS: Residential Layouts, the Supplementary Planning Document Accessible Hillingdon January 2010, and the London Plan (2008).

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

#### 1            NON2            **Non Standard reason for refusal**

The proposed development, by reason of its siting, design and layout, would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site through the loss/part loss of this side garden area would have a detrimental impact on the character, appearance and local distinctiveness 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, Planning Policy Statement 3: Housing (as amended) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

#### 2            NON2            **Non Standard reason for refusal**

The proposal by reason of the size, design and the siting would result in a form of development which would be cramped and out of character with the existing pattern of residential development in the area. The proposal therefore represents an over development of the site to the detriment of the character and visual amenities of the area contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), Policy 4B.3 of the London Plan (2008) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

## INFORMATIVES

### 1 152 **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).

### 2 153 **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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
OL5	Development proposals adjacent to the Green Belt
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
SPG	Residential Layouts
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.8	Respect local context and communities

## 3. **CONSIDERATIONS**

### 3.1 **Site and Locality**

The application site is on the north side of Gladsdale Drive and comprises a plot of land,

originally used as garden land in connection with the residential use of No.12, a semi detached property located at the western end of Gladsdale Drive. The street is residential in character and the land is on a slope with the land falling away towards the northwest to the stream at the rear. The land to the west is within the Green Belt and is also designated as a Site of Importance for Nature Conservation and a Woodland Tree Preservation Order is in place. The western boundary of the site forms the boundary between the developed area and the above mentioned designations as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

### 3.2 Proposed Scheme

The application seeks planning permission to erect a single storey 1-bedroom detached dwelling adjacent to 12 Gladsdale Drive using a similar front building line to the other properties in the street. The dwelling would be 5.48m wide and 11.36m deep and would be finished with a hipped roof that would be 2.5m to the eaves and 3.89m high to the ridge. Two off street parking spaces would be provided to the front of the property.

### 3.3 Relevant Planning History

65761/APP/2009/216 Land Forming Part Of 12 Gladsdale Drive Eastcote

Two storey four-bedroom detached dwelling with associated parking.

**Decision:** 09-03-2009 Withdrawn

65761/APP/2009/599 Land Forming Part Of 12 Gladsdale Drive Eastcote

Two storey three-bedroom detached dwelling with associated parking.

**Decision:** **Appeal:** 16-09-2009 Dismissed

#### Comment on Relevant Planning History

This is the third application submitted for a dwelling on this site. The first submission(65761/APP/2009/216) was withdrawn following officer advice that the application would not receive officer support due to its design and the lack of an arboricultural report.

The second application (65761/APP/2009/599) was appealed under non-determination, however it was considered by the North Planning committee that the application would have been refused for the following reasons:

1. The proposed dwelling by reason of its siting and layout would result in a cramped form of development, which would not be in keeping with the existing surrounding development, and would, be detrimental to the visual amenity and character of the surrounding street scene contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed development, by reason of its siting and overall size, bulk and height, would prejudice the openness of, and views to and from the Green Belt. The proposal is therefore contrary to Policy OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Planning Policy Guidance 2 (Green Belts).

3. The development is estimated to give rise to a significant number of children of

nursery/primary/post-16 school age, and therefore additional provision would need to be made in the locality due to the shortfall of places in nurseries/schools/educational facilities serving the area. Given a legal agreement at this stage has not been offered or secured, the proposal is considered contrary to Policy R17 of the Unitary Development Plan Saved Policies September 2007.

In the determination of this appeal the inspector considered that:

- Due to the limited plot width, the need to provide off street parking to the front rather than the side, together with the orientation of the front facade, the proposal would result in a cramped appearance failing to harmonise with the existing street scene or complement the character of the wider area.
- In relation to the impact on the adjoining Green Belt, whilst accepting that there would be no meaningful space to provide landscaping to this boundary, he considered that the development would not provide a significantly different or inferior context for the Green Belt than which exists in the area at the moment. In the context of the boundary with the Green Belt the development would have no adverse effect on the visual amenities of the Green Belt.
- The proposal would provide adequate floorspace for future occupiers.

Subsequent to the determination of that appeal and the submission of this current proposal, an application for a certificate of lawful development was submitted for a proposed garage and games room in the same position as the current proposal (65761/APP/2009/2562). This Certificate was refused by the Local Authority due to its excessive size and scale failing to represent a structure required for the incidental enjoyment of the dwellinghouse. This decision was appealed and the inspector concluded that the building would not be overly excessive and would still be in the realms of objective reasonableness and granted a Certificate of Lawful Development.

Whilst it is noted that the proposed outbuilding, which has been granted a certificate of lawfulness, would use the same footprint and built form as the current application for a single storey dwelling, it is considered that the material impact of an additional dwelling in this position would be substantially different, due to the intensification of use of the site that would result. Particularly with regard to the visual impact on the existing street scene and off street parking provision, which were raised in the previous inspectors considerations, namely:

- That the plot width of the site would be less than the norm for the road;
- That the proposal would result in off street parking provision for 2 vehicles on the frontage, whilst the norm for the street is that of front gardens being retained with drives leading to garages to the sides which assist in providing space between the properties;
- That the proposed layout, using the same building lines as the adjacent properties would result in the proposed dwelling being out of character as it would relate oddly to the street scene as it would not face the street with the front elevation at an angle to the road.

As such, it is considered that the impact of an additional residential unit in this position with its own separate needs and associated paraphernalia would be materially different to the impact of an ancillary outbuilding used in association with the main dwelling on the site.

#### **4. Planning Policies and Standards**

Planning Policy Guidance Note 2: (Green Belt)



## **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
OL5	Development proposals adjacent to the Green Belt
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
SPG	Residential Layouts
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.8	Respect local context and communities

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- **5th January 2011**

## **6. Consultations**

### **External Consultees**

The application has been given statutory press and site publicity. 34 neighbours and interested parties were consulted including the Eastcote Village Conservation Area Advisory Panel, Northwood Hills Residents Association, and Eastcote Residents Association. 6 individual responses and a petition of 43 signatures have been received, that made the following comments:

1. The land has always been part of the Green Belt land, adjacent to No.12;
2. The changes to PPS3 have taken gardens out of the Brownfield category, and therefore there is no automatic right to build a dwelling on this land;

3. This is the 5th application in 18 months, it is clear the developer is trying to achieve his goal little by little of building a large detached property in the garden;
4. It is difficult to understand how one inspector can contradict another and arrive at a completely opposite conclusion when none of the site circumstances have changed;
5. It is now argued that as the inspectorate has given permission for an outbuilding, a precedent has been set, this argument is flawed as a 1 bedroom dwelling is not incidental to the main property;
6. The statement made by the developer that his family would be moving into the house and required this outbuilding has proved to be utterly false;
7. The previous appeal decision comments on the existing characteristics of the street scene, regarding spaces between dwellings, garages to sides and front gardens retained. As such this proposal would be out of character;
8. Dwellings in Gladsdale Drive are all two storey with pitched roofs, a bungalow would be out of character;
9. The building would be too close to Green Belt land and contrary to Green Belt policy;
10. The footings and installation of services would inevitably damage root systems of the Green Belt tree screen and ancient hedgerow;
11. Building so close to the tree screen would render the property extremely dark, leading to pressure to fell adjacent trees on light impairment grounds;
12. The building would project beyond the established end of the road;
13. Contrary to the stated claim, the building would be visible from the public road and from the public footpath through the Green Belt land to the rear;
14. Your officers should visit the site and see the disgraceful way it has been left for months and months. The developer does not intend to move in, he just wants to make money.

Environment Agency: We have no objection to the proposal as shown in the application. Suggested Informative:

Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws, 198 , our prior written consent is required for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Joel Street Farm Ditch, designated a main river.

#### **Internal Consultees**

Conservation and Urban Design Officer:

There has been a recent appeal decision that is pertinent to this proposal in terms of its impact on the streetscape of Gladsdale Drive. With regard to the development of the site to create a two storey house, the Inspector noted "I consider that the very limited plot width and the need to provide off road parking rather than a front garden at the site, together with the orientation of the front facade of the appeal property, all underline the fact that the proposal would appear cramped on its site, and to that extent it would in my view fail to harmonise with the existing street scene and to complement the character of the immediate area." This position is supported by recent Government policy with regard to the development of gardens.

Whilst the proposed bungalow would appear less intrusive in the street scene, given the character of the street, ie two storey houses and maisonettes, the frontage parking and the orientation of the street facade ie not fronting the street, it would nevertheless be an incongruous feature within the streetscape of the area. The scheme would not have any impact on the Eastcote Village Conservation Area.

CONCLUSION: Objection as it would create an incongruous element within the street scene.

Tree/Landscape Officer:

The woodland, which includes a willow and a number of Hornbeam and Ash trees, on the land to the north of the site is protected by TPO 387. The immature Ash trees at the end of Gladsdale Drive and close to the eastern boundary of the site do not form part of the protected woodland.

The scheme includes a survey report (from 2009) about the multi-stemmed Willow tree close to the northern boundary of the site. The report also mentions the woodland. The willow is found to be defective and prone to split and collapse, because decay in the main stem has spread to the other limbs one of which has collapsed and will have to be removed in the interests of safety. As previously, and as acknowledged by the Inspector who dismissed the appeal against the refused application (ref: 65761/APP/2009/599), Saved policy BE38 of the UDP does not apply to this tree, because in this condition it is not a feature of merit. In this context, the matter of the removal of this tree is a private matter for the owners of the land on which it is situated, who had previously indicated that the tree can be removed.

Subject to the protection afforded by the existing boundary fence, which should be retained, the scheme will not affect the other (off-site) woodland trees and the (off-site) trees at the end of Gladsdale Drive. The layout also reserves space for landscaping at the front of the site.

Subject to conditions TL1 (levels), TL5, TL6 and TL7, and a condition requiring the retention of the existing boundary fence or the provision of alternative fencing to protect the off-site trees/woodland (reason TL3), the scheme is acceptable in terms of Saved Policy BE38 and Green Belt landscape policy.

Access Officer:

In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010.

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

1. Level access should be achieved. Entry to the proposed bungalow appears to be stepped, which would be contrary the above policy requirement. Should it not be possible, due to topographical constraints, to achieve level access, it would be preferable to gently slope (maximum gradient 1:21) the pathway leading to the ground floor entrance door. Details in this regard should be requested prior to any grant of planning permission.

Conclusion: No objection is raised in terms of accessibility provided a suitable planning condition, to secure Lifetime Homes Standards, is attached to any grant of planning permission.

Waste strategy:

Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer.

The current waste and recycling collection systems are:

- Weekly residual (refuse) waste, using sacks purchased by the occupier
- Weekly dry recycling collection, using specially marked sacks provided by the Council.
- Fortnightly green garden waste collection, three specially marked reusable bags provided by the Council free of charge.

The waste and recycling should be presented near the curtilage of the property on allocated collection days.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The site is within the developed area as designated in the Hillingdon Unitary Development Plan Saved Policies (September 2007). Residential development, in principle, is acceptable within the developed area, subject to compliance with the policies within the Unitary Development Saved Policies September 2007, The London Plan (2008) and national policies.

However, there have been a number of key changes in the policy context, since the adoption of the UDP (Saved Policies September 2007), the adopted SPD guidance and the previously determined applications on this site. These include 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". This guidance was published prior to submission of this application and should be given appropriate weight in the assessment of the proposal.

The London Plan Interim Housing Supplementary Planning Guidance (April 2010) was published following the national advice above and represents the Mayor of London's guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that gardens contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments.

The guidance requires that "In implementing London Plan housing policies and especially Policy 3A.3, the Mayor will, and Boroughs and other partners are advised when considering development proposals which entail the loss of garden land, to take full account of the contribution of gardens to achievement of London Plan policies on:

- \* local context and character including the historic and built environment;
- \* safe, secure and sustainable environments;
- \* bio diversity;
- \* trees;
- \* green corridors and networks;
- \* flood risk;
- \* climate change including the heat island effect, and
- \* enhancing the distinct character of suburban London,

and carefully balance these policy objectives against the generally limited contribution such developments can make toward achieving housing targets."

Following on from this, Policy 4B.8 emphasises the importance of local distinctiveness, and ensuring proposed developments preserve or enhance local social, physical, cultural, historical, environmental and economic characteristics.

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 were both published prior to the submission of the application. As such they also carry significant weight and whilst they do not introduce additional policy, they do provide clarity on the interpretation of existing policies within the London Plan. Whilst there is in general no objection to the principle of an intensification of use on existing residential sites it is considered that in this instance the use of this side garden area to provide a single storey dwelling unit in this location, with the resulting built development and the necessary creation of additional areas of hardstanding with associated pedestrian and vehicular access to the site, would result in a contrived, cramped and out of character development that would be detrimental to the local and historical context of the area, which is characterised by two storey semi-detached properties with garages/driveways to the sides and retained front garden areas. When balanced against the limited contribution the development would make toward achieving housing targets in the borough it is considered that the principle of the proposed residential development would be contrary to Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance and Planning Policy Statement 3: Housing.

#### **7.02 Density of the proposed development**

Policy 3A.3 of the London Plan advises that boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with local context and the site's public transport accessibility. The London Plan provides a density matrix to establish a strategic framework for appropriate densities at different locations.

Table 3A.2 recommends that developments of detached houses on suburban residential sites with a PTAL score of 1 should be within the ranges of 35-55 u/ha and 150-200 hr/ha. The proposed density for the site would be approximately 86 habitable rooms per hectare (hrpha), which is below the suggested London Plan thresholds. However, the proposal is for a single, very small dwelling where the density of the proposal has limited value in assessing its acceptability and its compliance with policies within the Hillingdon Unitary Development Plan Saved Policies (September 2007), The London Plan (2008) and national policies is of greater relevance.

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

The application is adjacent to Eastcote Village Conservation Area, however, in relation to the impact of a two storey dwelling on the site, the Inspector in the appeal decision commented as follows:

"22. I agree with the Council that the appeal site is far enough away from the boundary of the Eastcote Village Conservation Area for the appeal development not to have any impact on its setting. I therefore do not see that saved UDP Policy BE4 is engaged.

The scheme would, therefore, not have any impact on the Eastcote Village Conservation Area.

#### **7.04 Airport safeguarding**

Not applicable to this application.

## **7.05 Impact on the green belt**

The application site lies immediately adjacent to the Green Belt which at this point, also forms a site of Nature Conservation of Grade I Importance. Policy OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) states that the Local Planning Authority will normally only permit development adjacent to or conspicuous from the Green Belt if it will not injure the visual amenities of the Green Belt. Clause 3.15 of PPS2 also advises that the visual amenities of the Green Belt should not be injured by proposals for development conspicuous from the Green Belt by reason of their siting, materials or design.

However, in the considerations of the previous appeal for a two storey dwelling set in 1m from this Green Belt boundary the inspector commented:

"16. The Green Belt land adjoining the appeal site is heavily wooded, effectively preventing views of any significance either from or to the wider Green Belt. The dwellings which currently lie adjacent to the Green Belt (12 and 16 Gladsdale Drive) have greater separation from the Green Belt boundary, which would allow a softer transition than would be possible at the appeal property, but at number 16 this space is used only for the access drive to the garaging at the rear. The appeal development would be constructed on land which is lower than the road, and significantly lower and therefore less conspicuous than the maisonettes at 16 and 16A Gladsdale Drive.

17. I accept that there could be no meaningful landscaping in the 1 metre of separation between the built development on the appeal site and the Green Belt boundary, but effectively there is none at number 16 or adjacent to the turning area at the head of Gladsdale Drive. In my view the appeal development would not provide a significantly different or inferior context for the Green Belt than that which exists in the area at the moment."

The current application seeks permission for a single storey dwelling set in 2m from the Green Belt boundary and therefore in the context of the boundary with the Green Belt in this area, the proposal would not have an adverse effect. As such the application is considered to accord with Policy OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **7.06 Environmental Impact**

Not applicable to this application.

## **7.07 Impact on the character & appearance of the area**

Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies September 2007 highlights the importance of designing new development to harmonise with the existing street scene whilst Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. Section 4.27 of the SPD: Residential Layouts, states careful consideration should be given to building lines, and these should relate well to the existing street pattern.

Planning Policy Statement 1 (PPS1) and the London Plan states that the appropriate density of development depends on a balance between the full and effective use of available housing land and the quality of the housing layout and design, its compatibility with the density, form and spacing of surrounding development and the location configuration and characteristics of the site.

The area generally comprises a mix of 2-storey detached and semi-detached housing on reasonably large plots of land with landscaped gardens. The proposed single storey

property, particularly in relation to its siting and design and proximity to the site boundaries is considered to compromise the existing open character of the area. The proposed scheme is constrained on its site in comparison to the surrounding properties. As such, it is considered that the proposed layout of the dwelling is not in keeping with the layout of the adjoining residential properties. This view was confirmed, in the consideration of the previous appeal for a two storey proposal on this site, the inspector commented that the plot width of the site would be less than the norm for the road, the proposal would result in the off road parking spaces for 2 vehicles on the frontage, whilst the norm for the street is that of front gardens being retained with drives leading to garages to the sides, providing good spaces between and due to the proposed layout, using the same building lines as the adjacent properties, this would result in the proposed dwelling being out of character as it would relate oddly to the street scene as it would not face the street with the front elevation at an angle to the road.

Consequently, it is considered that the development would have an adverse impact on the local distinctiveness of the area in terms of spacing, scale, massing and layout. As such, the proposal would be contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.08 Impact on neighbours**

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Due to the single storey nature of the proposal and the distances to the nearest residential properties it is not considered that a material loss of outlook or light would result to those properties. Therefore the proposal would comply with policies BE20 and BE21 of the UDP (Saved Policies September 2007).

With regard to loss of privacy, the side facing openings shown on the elevation facing the host dwelling (No.12) would be to serve a hallway and therefore could be conditioned to be obscure glazed and non-opening below top vent and with regard to the remaining side elevation this would look out over the adjoining Green Belt land and therefore would not result in any loss of privacy to adjoining occupiers. Therefore the proposal would comply with policy BE24 of the UDP (Saved Policies September 2007).

#### **7.09 Living conditions for future occupiers**

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given to the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling would be 51.4m<sup>2</sup>. The SPD states the minimum amount of floor space required for a 1-bedroom, single storey house would be 50m<sup>2</sup> and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that a 1 bed house should have a minimum garden space of 40m<sup>2</sup> and the proposal would comply with this advice with a usable rear garden area of over 140m<sup>2</sup> for the new dwelling. Therefore the proposal would comply with Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007).

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposal shows the provision of 2 off street parking spaces for the existing dwelling and a further two spaces for the new dwelling, as such the proposal is considered to comply with the Council's car parking standards and with policies AM7(ii) and AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

### **7.11 Urban design, access and security**

As above

### **7.12 Disabled access**

The proposal comprises a single storey building and as such level access could be provided throughout and the Design and Access statement comments that the development would comply with Part M of Building Regulations. As such, the proposal is considered to comply with Policy 3A.4 of the London Plan and the Council's HDAS: Accessible Hillingdon.

### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

### **7.14 Trees, Landscaping and Ecology**

The Council's Landscape Officer has not raised objection to the proposal in terms of the impact of the proposal on protected trees and in this respect the proposal is considered acceptable. The issue of landscaping provision within the site and the impact of this is discussed in Section 7.05.

As such, the proposal is considered to comply with Policy BE38 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

### **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, no details have been provided in respect of this issue however it is considered should the application be successful these matters could be dealt with by way of a condition.

### **7.16 Renewable energy / Sustainability**

It has been considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9 states and Policy 4A.3 of the London Plan (2008).

### **7.17 Flooding or Drainage Issues**

Policy OE7 of the UDP (Saved Policies September 2007) considers areas that could be liable to flooding. The Environment Agency do not object to the proposal subject to an informative. As such the proposal is considered to accord with policy OE7 of the Hillingdon Unitary Development Plan (Saved Polices September 2007).

### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

### **7.19 Comments on Public Consultations**

With regard to points 1 the site is not within the Green Belt and the impact of the proposal on the Green Belt is considered above. Points 3, 6, and 14 are not material planning considerations. The other points raised are covered in the main report.

### **7.20 Planning Obligations**

Presently S106 contributions for education are only sought for developments if the net gain of habitable rooms exceeds six. The proposal would result in the provision of 3 additional habitable rooms and therefore no contribution would be sought in this instance.

### **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 proposal, due to its siting and position would result in a development which would appear cramped and out of context in relation to the design and pattern of the existing residential development, resulting in a detrimental impact on the character of the wider area. The principle of intensifying the residential use of the site through the loss of the side garden area would also have a detrimental impact on the character, appearance and local distinctiveness of the area. As such, the proposal is considered contrary to Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), the Supplementary Planning Document HDAS: Residential Layouts, the Supplementary Planning Document Accessible Hillingdon January 2010, and the London Plan (2008).

#### **11. Reference Documents**


Hillingdon Unitary Development Plan Saved Policies September 2007  
HDAS: Residential Layouts  
The London Plan (2008)  
Planning Policy Guidance Note No 2: Green Belts  
Supplementary Planning Guidance: Educational Facilities  
Planning Policy Statement 3: Housing (June 2010)  
The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).

**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Land Adjacent to 12 Gladsdale Drive, Eastcote</b>	
Planning Application Ref:	Scale
<b>65761/APP/2010/2707</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 45	<b>February 2011</b>

**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** 56 THE DRIVE ICKENHAM

**Development:** Two storey six-bedroom detached dwelling with basement level and habitable roofspace with detached garage to front, involving the demolition of existing dwelling.

**LBH Ref Nos:** 4496/APP/2009/2765

**Drawing Nos:** 1:1250 Location Plan  
Design and Access Statement  
08/38/3  
08/38/02 Rev. E

**Date Plans Received:** 23/12/2009      **Date(s) of Amendment(s):** 23/12/2009  
**Date Application Valid:** 01/02/2010      01/02/2010  
28/10/2010

### 1. SUMMARY

This application is a re-submission of a previously approved scheme (4496/APP/2009/1285) for a replacement house on this plot. The current scheme differs from the house previously approved in that its depth would be increased from 8.85m to 10.1m, it would have a larger lightwell at the rear to serve the basement, the ridge height of the crown roof has been increased, there have been minor alterations to the elevations, a reduction in the size of the dormers and an additional rooflight facing No.58 The Drive.

The originally submitted plans with this application showed the house increasing in depth by 2m as compared to the previously approved scheme (4496/APP/2009/1285) which would have been the same depth as the house originally proposed on the previous application before that application was amended. The current scheme has also now been amended, reducing the increase in depth of the house to 1.25m. A number of amended plans have also been received, in an attempt to show the adjoining properties correctly, the latest plan of which (08/38/02 Rev. E) is considered to be sufficiently accurate and upon which neighbouring properties have been re-consulted.

The revised scheme is considered acceptable in terms of the character and appearance of the street scene and the amenities of surrounding occupiers, including the amenities of potential occupiers of a new house that has been granted permission at the rear of the site but has yet to be built. Furthermore, the scheme would afford suitable living accommodation for its future occupiers. It is recommended accordingly.

### 2. RECOMMENDATION

**APPROVAL** subject to the following:

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

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

REASON

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

**2 M1 Details/Samples to be Submitted**

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

**REASON**

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

**3 OM1 Development in accordance with Approved Plans**

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

**REASON**

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

**4 OM2 Levels**

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

**REASON**

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

**5 OM13 Demolition Protocols**

The applicant is to prepare a selective programme (or demolition protocol) to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing, which is to be submitted to the Local Planning Authority prior to the commencement of demolition work.

**REASON**

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (February 2008) Policies 4A.30 and 4A.31.

**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 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).

**8 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 54 and 58 The Drive.

**REASON**

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

**9 RPD2 Obscured Glazing and Non-Opening Windows (a)**

The rooflights facing 58 The Drive shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

**10 RPD5 Restrictions on Erection of Extensions and Outbuildings**

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

the Local Planning Authority.

**REASON**

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

**11 RPD9 Enlargement to Houses - Roof Additions/Alterations**

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

**REASON**

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

**12 TL2 Trees to be retained**

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

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

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

**REASON**

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

**13 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected



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

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

#### REASON

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

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

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

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

The scheme shall also include details of the following: -

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

#### REASON

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

#### **15 TL6 Landscaping Scheme - implementation**

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

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

**REASON**

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

**16 H7 Parking Arrangements (Residential)**

The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

**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 Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

**17 SUS4 Code for Sustainable Homes details**

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

**REASON**

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

**18 SUS5 Sustainable Urban Drainage**

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

**REASON**

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

**19 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards**

The proposed house hereby approved shall be built in accordance with 'Lifetime Homes' Standards as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

**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.

**20 NONSC Non Standard Condition**

Prior to the commencement of works on site, a construction method statement for the basement shall be submitted to and approved in writing by the Local Planning Authority. This is to provide full details of the basement's construction, and the sequence of development on site, including excavation work, soil removal and storage, and how drainage issues will be dealt with on site. The scheme shall be implemented in strict accordance with the construction method statement.

**REASON**

To safeguard the amenity of surrounding properties and to ensure that surface water drainage of the site and groundwater is not impeded so that the development does not increase the risk of flooding in accordance with Policies OE1 and OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and PPS25.

**INFORMATIVES**

**1 152 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).

**2 153 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.

PPS1	Delivering Sustainable Development
PPS3	Housing
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.
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable design and construction
HDAS	Residential Layouts Accessible Hillingdon
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 3A.6	London Plan Policy 3A.6 - Quality of new housing provision
LPP 4A.1	London Plan Policy 4A.1 - Tackling climate change
LPP 4A.7	London Plan Policy 4A.7 - Renewable Energy
LPP 4A.14	London Plan Policy 4A.14 -
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.3	London Plan Policy 4B.3 - Enhancing the quality of the public realm
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
LP SPG	London Plan: Interim Housing Supplementary Planning Guidance, April 2010
OE1	Protection of the character and amenities of surrounding properties and the local area
PPS25	Development & Flood Risk

### **3            11            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            13            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            115            Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

## **8            134            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](http://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](http://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](http://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](http://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.

## **9**            145            **Discharge of Conditions**

Your attention is drawn to condition(s) 2, 4, 5, 6, 7, 13, 14, 17, 18 and 20 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

## **10**            146            **Renewable Resources**

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The site comprises a detached two storey dwelling, with a detached garage on the side boundary with No. 58, attached to the house by a car port canopy. The dwelling has also been extended to the rear with a single storey rear extension. There are a number of trees on and close to site, and although none of them are protected by TPO or conservation area designation, they do contribute to the overall character of the area.

Dwellings are located on either side of the application site, while the rear boundary abuts the garden of No. 2 Highfield Drive. It is noted that part of this garden adjoining the application site has full planning permission for the erection of a detached house.

The Drive and Highfield Drive are characterised by substantial detached houses of varying size and design on predominately large plots. The houses within The Drive have a variety of footprints but conform to a loose building line set well back from the road screened by hedges and low fences with generous driveways between.

The subject site lies within the 'developed area' as identified in the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

### **3.2 Proposed Scheme**

The proposal is for the demolition of the existing house, garage and car port and the erection of a replacement two storey, six-bedroom house, with attached side garage, basement accommodation and rooms in the roof and associated parking in the front garden.

The proposed house would be 11.65m wide (15.2m including the single storey attached side garage) and 10.1m deep. A 4.05m wide, two storey front gable feature would project forward by 1m from the main front elevation of the house. A small crown roof is proposed, 5.7m high to eaves and 8.9m high to its ridge with two flat roofed rear dormers, 1.4m wide and 1.55m high. A basement is also proposed, extending the full width and depth of the house and garage, served by a 3.8m deep x 7.2m wide rear light well, with external stairs giving access to the rear garden.

The house would comprise a games room, cinema, wine store, WC and plant room in the basement, a kitchen/breakfast room, lounge, dining room, study, utility room and garage on the ground floor, 5 bedrooms (1 with en-suite) and bathroom on the first floor and a sixth bedroom with en-suite in the roof space. Two off-street car parking spaces are shown on the drive outside the garage.

The main differences between this scheme and the previously approved scheme (ref. 4496/APP/2009/1285) are as follows:

- \* The depth of the main house has increased by 1.25m from 8.85m to 10.1m,
- \* The overall height of the crown roof has increased by 0.3m to 8.9m,
- \* The single storey side garage has been set back from the rear elevation of the house,
- \* The depth of the rear lightwell has been increased from 3.3m to 3.8m which would result in an overall 1.75m further projection into the rear garden.
- \* An additional side rooflight facing No. 58 The Drive,
- \* Minor elevational alterations, including brickwork on the ground floor and quoins omitted from first floor.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

A scheme for a replacement house (4496/APP/2008/2544) was initially refused on the 15th October 2008 due to: 1) the house being an obtrusive form of development that would be out of keeping with the general scale and character of other detached dwellings in the area, 2) overdevelopment of the site with excessive site coverage of buildings and hard surfaces, 3) overshadowing of and loss of light to the neighbouring property at No. 58 The Drive and would result in an overdominant/visually obtrusive development in

relation to the neighbouring properties, and 4) the dormer windows would represent a visually intrusive form of development detrimental to the appearance of the neighbouring properties and character and appearance of the street scene.

A subsequent revised application (4496/APP/2009/1285) for the erection of a two storey five bedroom house, with basement accommodation and habitable roofspace and associated parking spaces at the front, involving the demolition of the existing dwelling was considered to have overcome all the original reasons for refusal and was approved on 10th August 2009.

Also of relevance to the consideration of this application are two applications that relate to adjoining land at No. 2 Highfield Drive, namely:-

19210/APP/2006/1619 - Renewal of outline permission for a detached dwellinghouse - Approved 28th July 2006.

65653/APP/2009/1146 - Full planning application for a two storey six-bedroom house with habitable roofspace and associated parking and vehicular crossover, Approved 24th July 2009.

#### **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.

Part 2 Policies:

- PPS1 Delivering Sustainable Development
- PPS3 Housing
- 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.
- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.



LPP 4A.3	London Plan Policy 4A.3 - Sustainable design and construction
HDAS	Residential Layouts Accessible Hillingdon
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 3A.6	London Plan Policy 3A.6 - Quality of new housing provision
LPP 4A.1	London Plan Policy 4A.1 - Tackling climate change
LPP 4A.7	London Plan Policy 4A.7 - Renewable Energy
LPP 4A.14	London Plan Policy 4A.14 -
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.3	London Plan Policy 4B.3 - Enhancing the quality of the public realm
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
LP SPG	London Plan: Interim Housing Supplementary Planning Guidance, April 2010
OE1	Protection of the character and amenities of surrounding properties and the local area
PPS25	Development & Flood Risk

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Original Plans

15 neighbouring properties have been consulted. A petition with 22 signatories has been received, together with individual responses from 6 properties.

The petition states:

'We, the undersigned, fully support Mr & Mrs Alexander in their objective of ensuring that their wishes are heard and understood by the London Borough of Hillingdon's North Planning Committee, when considering the proposal, by voicing concerns, and asking the North Planning Committee to refuse the application.'

The individual responses raise the following concerns:

- (i) Area characterised by detached houses dating from the 1930s of considerable charm on spacious plots with significant gaps between them. This character is being eroded through redevelopment of existing houses and infill plots. Proposal contrary to PPS1, paragraph 34 as fails to improve the character and quality of the area;
- (ii) Proposed house is brash in appearance and inappropriate in its suburban context, representing overdevelopment (a 150sq m house is being replaced with a 485sq m property) with a minimum of garden space. Front elevation is very symmetrical with larger windows as compared to adjoining properties. Proposed house and garage would occupy 4m more of frontage than existing house,

leaving only 1.5m gaps to side boundaries. Massing of the house would appear more bulky and overbearing in street scene with apex of roof replaced with leading edge of the flat 'crown' roof. Replacement of detached with an integral garage would further increase cramped appearance of the site. Scale and massing of the development is out of keeping with area that has no other properties in this vicinity of a similar proportion or with a crown roof;

(iii) Paragraph 3.3 of the HDAS: 'Residential Layouts' advises that the redevelopment of more than 10% of the properties on a residential street is unlikely to be acceptable. The Drive is around 1km long, with many of the houses having been replaced, notably at Nos. 1, 3, 35, 39, 41. No. 10 has permission for redevelopment and Nos. 33, 43 and 56 have applied for redevelopment. Houses have also been built to the rear of Nos. 7 and 9. Great care needs to be taken when considering replacement housing schemes to ensure houses preserve area;

(iv) Proposed house would be to south of No. 58 and double the depth of building, with the integral garage extending 6m further back than the existing detached garage which aligns with the rear wall at No. 58. Combined with the long roof ridge and dormers, the proposal would have an unreasonably overbearing impact upon No. 58 and lead to a direct loss of sunlight from approximately midday onwards. Two photo montages have been submitted;

(v) Rear dormer windows will overlook adjoining rear gardens, bedrooms and living rooms;

(vi) The statutory distances/sightlines of 21.5m under the UDP are not being observed by the new application in relation to the approved plans for a new house at No. 2 Highfield Drive (65653/APP/2009/1146). Proposal will be overwhelming from new house;

(vii) Proposal will block view from neighbouring property;

(viii) The Drive has a number of springs running downhill towards the golf course. The proposed basement could interfere with water drainage;

(ix) Site plans for this and previous applications are inaccurate, confusing and materially incorrect. For instance, the outline of the existing dwelling on plans for the current application are incorrect and vary considerably from plans for the previous application;

(x) No topographic and/or tree survey has been submitted. The proposed house would damage the roots of a large pine tree on the side boundary;

(xi) Revised plans Rev. A of the 10/08/09 on previous application (2009/1285) were not amended correctly and not published on the website with appropriate scale drawings;

(xii) Plans on previous application (4496/APP/2009/1285) were amended on advice by officers to reduce depth of house by 2 metres. The applicant is ignoring this advice and now trying to achieve a more valuable permission by stealth;

(xiii) Design and Access Statement does not address what has changed on this application or provide any further information (eg. sunlight study). We believe Council's objection, based on damage to neighbours amenity should be maintained and current application refused;

(xiv) Applicant ignores condition 5 of previous permission which requires rear dormers to be re-designed. Flat roof dormers proposed do not satisfy design guidance and are sub-standard;

(xv) Proposal with basement would require considerable soil disturbance. Unduly large basement would impact upon the amenity of neighbours by adding considerably to the build time, vastly increasing noise and disturbance with digging equipment and earth would have to be removed by lorry. Basement close to boundary of No. 58 would undoubtedly cause disturbance and considerable worry;

(xvi) Although ownership is not a planning matter, most of the trees and shrubs on the boundary with No. 58 are not owned or under the control of the applicant. The area of shrubs and trees in the front garden on the boundary with No. 58 on plan 08/38/02c are in a sketchy manner and is misleading.

Ickenham Residents' Association:

The Association wishes to draw your attention to our previous two letters of objection - copies enclosed - in connection with applications 2008/2544 (letter dated 20/09/08) and 2009/1285 (letter 06/07/09), which in our opinion still contain valid comments.

The first thing to note is that, whilst 2009/1285 (a revised application) was approved, the revision was in relation to the depth of the building - see note A Aug 09 depth reduced on plan no. May 09 08/38/02.

The current application omits that comment and only states note B May 09 08/38/02 'Nov 09 Depth of House Revised' and C Jan 10 Trees Details Added, and it would appear to us that the previous revision, reducing the depth, has now been removed and put back to the situation before the last approved revision.

We are finding it extremely difficult to relate the location of the existing house (shown dotted) on the plans in relation to the neighbouring buildings, as it appears to us that it has moved back in the current application (2009/2765) to being in line with the rear building line of no. 54 from that shown in the previous approved revised application (2009/1285) being well set in from the rear building line of no. 54.

The outline of an existing building CANNOT possibly move! We would therefore ask to consider very carefully the accuracy of the drawing submitted.

The original approval (2009/1285) was for a smaller footprint. Now this current application goes back to the previously REFUSED (2008/2544) over-dominant footprint.

We would also ask you to check that the conditions in the recent approval regarding the dimensions of the rear dormers windows are adhered to. We have no way of assessing this point from the drawings.

The description of the current planning application states a detached garage in front, whereas the Design and Access Statement indicates:

Page 2, PROPOSAL, paragraph 2 detached garage

Page 2, PROPOSAL, paragraph 3 integral garage

Page 4, ACCESS, paragraph 1 integral garage.

The drawing shows an attached garage to the side. Having a door to the main house, this could be interpreted as integral, we guess. The Association is confused as to what type of garage is really proposed.

In view of all of the above and the difficulty we have had in interpreting the location of this proposal in relation to existing neighbouring premises we rely on your planning team's expertise to arrive at the correct conclusion.

The Association objects to this further application.

The Association of the Residents' of The Drive:

The proposed plans are considered to be overdevelopment of the site. The applicant was requested back in November 2009 to reduce the size of the property, on the original scheme ref (4496/APP/2009/1285). This was done and approved. This new application has gone back to the original scheme which blighted the neighbours properties. Drawing No. 08/38/02 revision c shows the existing property larger than it actually is. It shows the rear building in line with 54 which it is not. This can be demonstrated by the approved planning scheme 2009/1285, which clearly shows the existing property forward of 54 to the rear. The Association of The Drive at a committee meeting have voted against this proposal.

Ward Councillor:

The neighbours advise that the site plan submitted shows in particular the position of the rear existing property relative to the proposed dwelling house boundary in the incorrect position. May I request that this application be determined by committee. In addition, may I also request that the case officer visits the site to ensure that the submitted drawings truly reflect the developers intention, and that I receive feedback.

Amended Plan received on 29/10/10 (Rev. E)

15 neighbouring properties have been consulted. Individual responses from 2 properties has been received, making the following comments:

(i) The position of the neighbouring properties has changed yet again from the previous amendments on drawings designated B, C and D. The first application which was approved (drawing designated A) also had significant discrepancies in the position of the neighbouring properties, particularly No. 58. It has become very frustrating to judge where the proposed development starts and ends.

(ii) On previous application, a topographic survey was required as a condition of the planning approval. This is far from ideal as once a decision has been made, if any discrepancies are found, it would be difficult for the Council to do anything. The Council insisted on a topographical survey at No. 2 Highfield Drive before permission was granted. Given background, it would seem reasonable to ask for a topographical survey before a decision is made, also showing previously approved scheme;

(iii) No. 56 is coming up for auction on the 8/12/10;

(iv) As adjoining resident, have not been notified of latest plans.

Ickenham Residents' Association:

With reference to your email notification on 09/11/10, the Association expected to download the amended proposals from the LBH website in the usual way from your weekly list of new/amended applications, but to no avail. On checking today, we established from the application details on the LBH website that

- one amended proposed floor plan had been recorded on 18/08/10 (no official notification received),
- one amended proposed floor plan had been received on 29/10/10 (notification 09/11/10).

Looking at the different floor plans submitted, originally proposed and amended, the outline of no. 54 in relation to the proposed dwelling at no. 56 seems to be moving all the time and we repeat our doubts at the accuracy of these drawings and the importance that your planning team pays special attention to this.

We would also ask you to carefully scrutinise the footprint of the submitted drawings against the ones for 2008/2544 refused on 15/10/08.

We again attach our previous letters of objection plus a pdf file with all proposed floor plans submitted so far.

In view of all the above and the difficulty in interpreting the location of this proposal in relation to neighbours either side we have to rely on your planning team's expertise to arrive at the correct conclusion.

The current situation in relation to this vagueness as to the exact siting leaves us no option but to object, as previously.

## Internal Consultees

Urban Design/Conservation Officer:

Having considered the current scheme, it is very similar to that previously approved. There are, however, some minor changes that are improvements in design terms ie smaller dormers and a reduced area of crown roof. There are, therefore, no objections to the current proposal.

Trees and Landscape Officer:

Original Comments:

This site is not covered by a TPO, or inside a Conservation Area. There are no trees/shrubs of merit on this site, however the applicant is proposing to retain some of the existing vegetation, and the plans indicate that new vegetation is to be planted. Therefore, subject to conditions TL1, TL2, TL3, TL5, and TL6, this scheme is considered acceptable in terms of the Saved Policy BE38 of the UDP.

Revised Comments:

Further to our discussion last week, I re-visited the site to re-inspect the Lawson cypress, which is in the rear garden of 58 The Drive and borders 56.

The Cypress is in poor condition, is in decline, is a low value tree and is not a constraint in terms of the Saved Policy BE38.

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. If there are concerns for the tree's well-being, it would be quite straight forward to protect the tree during construction by erecting fencing around the root protection area (RPA) of the tree. Ground protection could also be used. The tree's stem is approximately 300 mm in diameter and, therefore, the radius of the RPA will measure about 3.5m from the centre of the stem.

If protection for the tree is required, the measures outlined above should be shown on the plans.

With regards to landscaping, the plans show that some of the existing vegetation is to be retained, and that new soft landscaping is to be added. The scheme appears to conform to HDAS guidelines (to ensure that 25% of the front garden remains soft landscaped). Further details of species to be used, and materials to be used for car parking area, should be provided, which can be dealt with by condition.

Therefore, subject to conditions TL2, TL3, TL5 (including details of hardstanding driveway to conform to SUDS) and TL6, this scheme is considered acceptable in terms of the Saved Policy BE38 of the UDP.

Education Services:

There would be no requirement for an education contribution from the replacement house as the child yields cancel each other out.

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

This is an established residential area where there would be no objection in principle to the erection of a replacement dwelling, providing at least a similar level of residential

accommodation were to be provided and subject to other relevant policies in the saved UDP and design considerations.

Additional guidance on development in rear gardens and the interpretation of related policies has recently been published and is a material consideration in assessing the principle of this development.

Key changes in the policy context include the 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.

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". This guidance was published prior to submission of the application and should be given appropriate weight in the assessment of the application.

The London Plan Interim Housing Supplementary Planning Guidance (April 2010) was published following the national advice above and represents the Mayor of London's guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments.

The guidance requires that "In implementing London Plan housing policies and especially Policy 3A.3, the Mayor will, and Boroughs and other partners are advised when considering development proposals which entail the loss of garden land, to take full account of the contribution of gardens to achievement of London Plan policies on:

- \* local context and character including the historic and built environment;
  - \* safe, secure and sustainable environments;
  - \* bio-diversity;
  - \* trees;
  - \* green corridors and networks;
  - \* flood risk;
  - \* climate change including the heat island effect, and
  - \* enhancing the distinct character of suburban London,
- and carefully balance these policy objectives against the generally limited contribution such developments can make toward achieving housing targets."

Notably, revised Planning Policy Statement 3: Housing, was published in June 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 key policy considerations are discussed in greater detail within the relevant sections

of this report. However, in this instance, the proposal is for a replacement dwelling that would not significantly take up more of the garden space on this plot and it is therefore considered that an objection in principle could not be raised to the proposal based upon the new guidance.

#### **7.02 Density of the proposed development**

The London Plan seeks to maximise the efficient use of land, whilst having regard to the character of the area and the restraints to development imposed by the availability of public transport. The proposal represents a density of 13.9 units per hectare (u/ha) and 181 habitable rooms per hectare (hr/ha) which is below the unit density range advocated by Table 3A.2 of the London Plan for suburban areas with a PTAL score of 1a (35 - 55 u/ha and 150 - 200 hr/ha). However, it is considered that given the spacious character of The Drive, the low unit density of the proposal would not justify a reason for refusal.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

Not applicable to this application.

#### **7.06 Environmental Impact**

Not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

In terms of the character and appearance of the area, the currently proposed scheme does not differ significantly from the previously approved scheme (4496/APP/2009/1285), the main changes being the increase in depth of the main house by 1.25m to 10.1m, the increase in the overall height of the crown roof by 0.3m, the increase in the depth of the rear lightwell from 3.3m to 3.8m and the revised elevational alterations, now including brickwork on the ground floor and quoins being omitted from the first floor.

It was previously considered that the character of this part of The Drive is derived from large detached houses of varying scale, proportion and design which are set well back on their substantial plots to provide a spacious open character with informal front garden areas. This proposal would have a siting similar to that of the existing house so that the existing front garden area and the general informal front building line would be maintained. The two storey house would be sited 1.5m from the side boundary with No. 54 and 5.1m from the side boundary with No. 58, with the attached single storey garage being sited 1.5m from this site boundary, in accordance with policy BE22 of the saved UDP.

Although the overall scale and width of the proposed new house would be larger than the existing dwelling, the proposal would not appear unduly out of keeping with its surroundings. The proposal would introduce a more formal symmetrical design, but this is not unattractive in its own right and given the varied scale, proportion and design of properties on The Drive, it would not appear as being unduly out of character with the area.

The height of the new house would be approximately 900mm higher than the existing building and 300mm higher than the previously approved crown roof. It was previously considered that given the detached nature of the house and in the context of the large plots, the increase in roof height would not appear unduly discordant. This assessment remains the same, even with a further 300mm increase. Furthermore, it was previously considered that the flat roof element of the crown roof was not extensive, so that the

general impression was of a more traditional roof. This scheme has a similar extent of flat roof, whilst the extent of pitched roof has been increased.

With respect to the rear dormers, the Council's HDAS Design Guide: Residential Layouts does not deal with these features. However, although not strictly relevant to new build, paragraph 7.8 of the Council's HDAS (SPD) Residential Extensions states that rear dormers are acceptable, provided they are set-in 1m from the roof margins on larger properties. The proposed rear dormers would be set in 800mm from the roof ridge, 700mm from the eaves and 400mm from the sides of the roof. Although they are not fully compliant with design guidance for extensions, the dormers are sufficiently small scale and have been designed to appear subordinate within the main roof.

Changes to the elevational detail of the house are not extensive and no objections are raised.

The proposal, as previously, does involve the creation of a basement floor, but this would not be seen from the road, with only a rear lightwell suggesting its presence.

The Council's Urban Design Officer does not raise any objections to the proposed scheme.

The proposal is therefore considered to comply with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan, Saved Policies (September 2007).

#### **7.08 Impact on neighbours**

The adjoining property to the south, No. 54 The Drive has been extended with a two storey side and rear extension which does not contain any side windows facing the application site. The rear elevation of the proposed house would not project beyond the extended two storey rear elevation of No. 54. It would however project forward of the adjoining front elevation of No. 54 by approximately 2.0m, set back 1.5m from the side boundary. With such a relationship, the proposed house would not breach a 45° line of sight from the nearest adjoining first floor windows in the front elevation of this property (the nearest ground floor opening being an integral garage door). As such, there would be no adverse impact upon this property by reason of dominance or loss of sunlight.

As regards No. 58, the proposed house would project by approximately 6.3m beyond the nearest part of the rear elevation of No. 58 The Drive, attached to which at this point is an attached open canopy structure. The proposed two storey house would be set back some 5.1m from the side boundary and No. 58 itself is over 2m from this boundary. In such a relationship, the proposed two storey house would not breach a 45° line of sight taken from the nearest ground floor window in the rear elevation of No. 58 which serves a lounge and it is considered that the house would not appear unduly dominant. Furthermore, the house would largely be viewed against the backdrop of the extended side elevation of No. 54 which would project a further 2.2m into the rear garden as compared to this proposal. The proposed attached garage would be sited closer to the side boundary of No. 58, but with an eaves height of 2.3m, and set back 1.5m from the boundary, only its pitched roof would be visible above the boundary fencing (this compares to the originally refused scheme (4496/APP/2008/2544) which had a first floor above the garage). No. 58 also has two ground floor side windows which face the application site, but as these are small secondary windows to the lounge, which is also dual aspect with large front and rear windows, any impact upon these windows would not be significant. This scheme does not breach the 45° line of sight taken from the front lounge window. Also, a sun on the ground diagram demonstrates that the proposal would



not overshadow the house itself, with only a small increase in the area of side/rear garden being overshadowed from midday onwards as compared to the overshadowing resulting from the existing house.

The first floor and rooflight windows facing No. 54 would only face a blank side wall and the two rooflight windows facing No. 58 serve non-habitable rooms and have been conditioned to be obscure glazed and non-opening 1.8m above finished floor height so as to safeguard the privacy of neighbouring properties.

In terms of the proposed new house on an adjoining plot of land at No. 2 Highfield Drive (Ref. 65653/APP/2009/1146), as full planning permission has now been granted, it is a material consideration in the determination of this scheme. The house at its nearest point would be sited approximately 15.5m from the new proposed rear elevation of No. 56 and the nearest part of its main rear elevation would be sited approximately 18m away. As part of the planning permission for this house, the first floor side windows facing No. 56 have been conditioned to be obscure glazed and the ground floor windows would be sited sufficiently close to the side boundary so that any overlooking would be prevented by the boundary fencing. The rear facing windows would look down the garden and although the nearest ground floor kitchen and first floor bedroom windows would be within 21m of the rear elevation of the proposed house, the windows would be at near right angles to the proposed house so that they would afford adequate privacy to the rooms they would serve. Although an area of the rear patio would be overlooked within a 21m distance, the area affected is relatively small, equating to the 5m width abutting the side boundary which would have the greatest benefit from the screening afforded by the boundary fencing and landscaping, leaving the remaining 13m width of the rear garden more than 21m from the rear elevation of the new house. Furthermore, it is considered that the potential for overlooking by the proposed development is not significantly greater than that which would be experienced from the existing house as to justify a reason for refusal on this ground as the main rear elevation of the proposed house would only move approximately 2.7m further to the rear. As such, it is considered that the scheme accords with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

#### **7.09 Living conditions for future occupiers**

The Council's HDAS Residential Layouts advises that for new residential units to afford an adequate standard of residential accommodation, five+ bedroom, two storey houses should have a minimum internal floor area of 101m<sup>2</sup>, increasing to 108m<sup>2</sup> for three storey properties. The house, including the basement, would have a floor area in excess of 400m<sup>2</sup>. Furthermore, it is considered that all the proposed habitable rooms would have adequate outlook and natural lighting.

Guidance also stipulates that new houses should also satisfy minimum amenity space standards and for five+ bedroom houses, at least 100m<sup>2</sup> should be provided. In this instance, excluding the 7.2m x 3.2m deep light well, the proposal would retain a rear garden area of 306m<sup>2</sup>.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposal would utilise the existing vehicular crossover and provide a car parking space within the proposed garage and at least two spaces on the drive. The proposal replicates the existing parking arrangements made on site and no objections are raised in terms of Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.11 Urban design, access and security**

These issues have been discussed in Section 7.

#### **7.12 Disabled access**

The proposed dwelling is of a sufficient size, internally to ensure that it could easily meet lifetime homes standards. As such it is recommended that a condition is attached requiring this.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

Policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) advises that topographical and landscape features of merit should be retained and utilised and new planting and landscaping should be provided where appropriate.

The Council's Tree Officer advises that there are no landscape features of merit on the site that would constrain the proposed development and the scheme is acceptable, subject to landscape conditions.

#### **7.15 Sustainable waste management**

Not applicable to this application.

#### **7.16 Renewable energy / Sustainability**

The proposal does ensure that all the habitable rooms would be well served by natural daylight. A condition has been attached to ensure that the development satisfies Level 3 of the Code for Sustainable Homes.

#### **7.17 Flooding or Drainage Issues**

This application does not fall within a flood risk area. The submission of a suitable sustainable urban drainage system has been controlled by condition.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

Original Plans

As regards the points raised by individuals, points (i), (ii), (iv), (v), (vi), (vii), (xiii) and (xiv) have been dealt with in the main report. Point (xvi) is noted. In terms of point (iii), paragraph 3.3 of the Residential Layout Design Guide refers to flatted redevelopment. It is therefore not applicable in this case. As regards point (viii), any impact of the basement upon drainage would be a building control matter. As regards point (ix), a number of amended plans have been submitted and assessed for their accuracy on site. The latest plan (08/38/02 Rev. E) is considered to be sufficiently accurate. As regards a topographic and/or tree survey (point (x)), this is normally only required when there are landscape features of merit on site and in this case, the Tree Officer advises that there are none. To ask for a topographic and/or tree survey to be submitted at this stage would be contrary to normal practice. Point (xi) concerning amended plans on previous application is noted. As regards point (xii), this is noted but it should not be assumed that just because an officer request is made for amended plans, if the scheme is not amended that it is unacceptable. Point (xv) concerning increase in build time with basement and additional inconvenience is not a material planning consideration.

Amended Plans

As regards Point (i), the position of the adjoining houses has changed on Rev. E as they were not shown sufficiently accurately on the earlier versions of the plan. Point (ii) is dealt

with at Point (x) above. As regards point (iii), the sale of the house is noted but not material and as regards point (iv) all the surrounding properties consulted on the original application, including this consultee, were re-consulted on the latest revised plan.

#### **7.20 Planning Obligations**

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations to offset the additional demand on recreational open space, facilities supporting 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.

The scale of this scheme would only generate a possible contribution towards education space and in this instance, Education Services advise that the child yield from the proposal would be cancelled by that of the existing house so that there would be no requirement for a contribution in this case.

#### **7.21 Expediency of enforcement action**

There are no enforcement issues on this site.

#### **7.22 Other Issues**

There are no other relevant planning issues 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

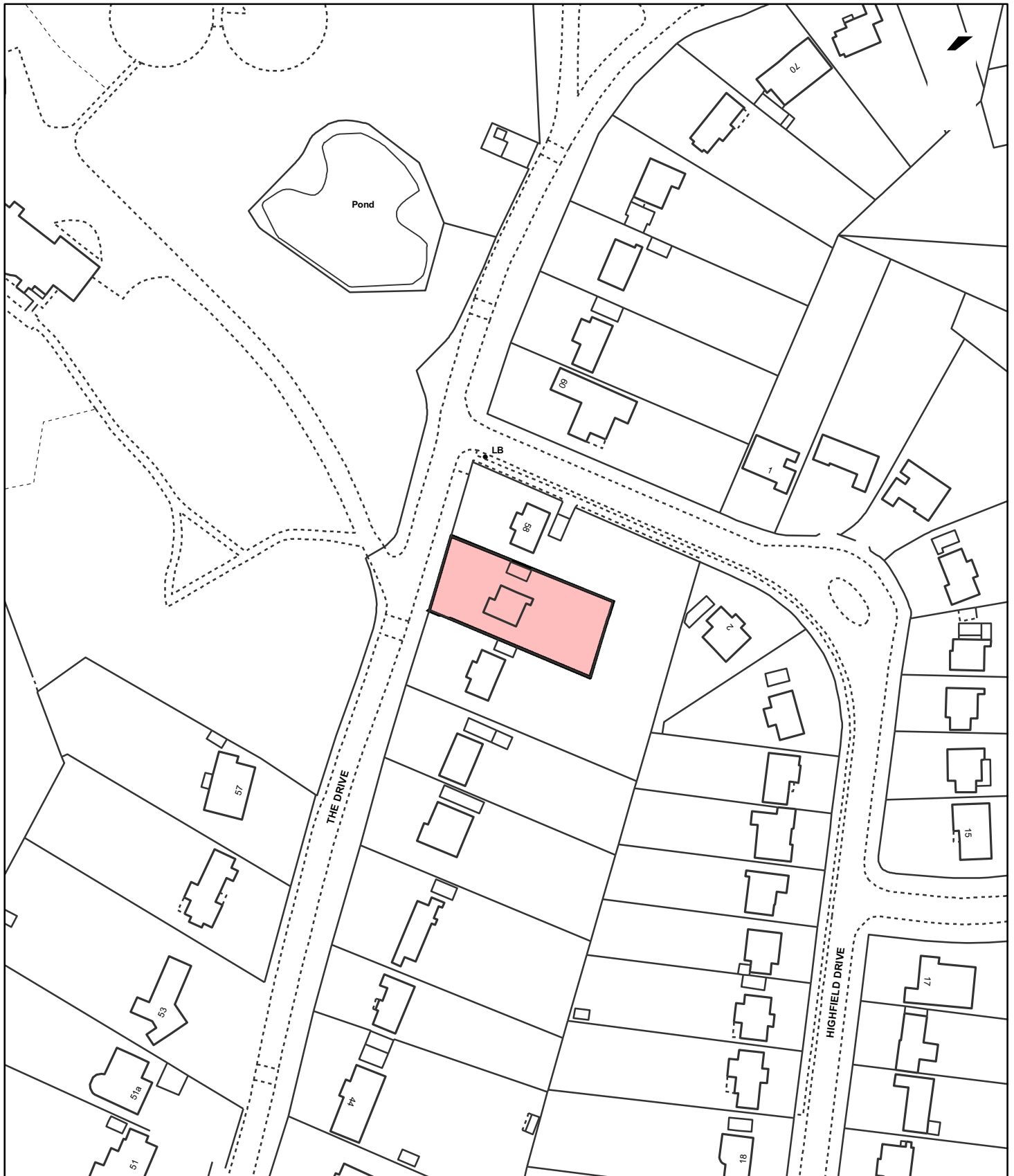
The replacement house is acceptable in terms of its impacts upon the street scene and the character and appearance of the area. It is also considered that the impact of the proposed house on the amenities of surrounding occupiers, including those that would be afforded to the occupiers of a new house which has permission but has yet to be built to the rear of the application site in the side garden of No. 2 Highfield Drive, would be acceptable. The application is recommended for approval.

## 11. Reference Documents


Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007)  
London Plan (February 2008)  
HDAS: Residential Layouts  
HDAS: Accessible Hillingdon  
Council's Adopted Car Parking Standards (Annex 1, Hillingdon Unitary  
Development Plan, Saved Policies, September 2007)  
Consultation responses

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**56 The Drive,  
Ickenham**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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

Planning Application Ref:  
**4496/APP/2009/2765**

Scale  
**1:1,250**

Planning Committee  
**North** Page 71

Date  
**February 2011**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** 19 GROVE ROAD NORTHWOOD

**Development:** Part two storey, part single storey rear extension, single storey side/front extension, front porch, alterations to existing elevations and conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights.

**LBH Ref Nos:** 27846/APP/2010/2916

**Drawing Nos:** 1480/1  
1480/3E  
1480/4D

**Date Plans Received:** 17/12/2010      **Date(s) of Amendment(s):**

**Date Application Valid:** 17/12/2010

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the north side of Grove Road and comprises a two storey detached house with a front projecting bay window. To the west lies 17 Grove Road and to the east lies 21 Grove Road, both detached houses. The street scene is residential in character and appearance comprising two storey detached houses and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 1.2 Proposed Scheme

The application seeks permission for a single storey front and side extension and two storey rear extension.

The two storey rear extension would measure 4m in depth along the boundary with nos.17 and 21 Grove Road and 6m in depth in the middle section. The two storey extension would be set 0.75m in from the side walls of the original house with a hipped roof that would be at the same height as the main dwelling roof.

A pitched roof over the single storey front and side extension would measure 3.5m in height. The application also includes the proposed conversion of the loft space for habitable use to include 2 rear rooflights, 3 rooflights within the central flat section of the roof, 2 high level rooflights within the side and 3 rooflights within the front roof slope.

Within the side facing no. 21, the existing bathroom window is proposed to be replaced with 2 obscure glazed windows serving shower rooms whilst facing no. 17, the existing

side window (currently serving a bedroom) will be enlarged and obscure glazed to serve a bathroom.

Finally, alterations to the front elevation of the property include a new front porch with timbered roof above plus the introduction of a matching pitched roof to the existing bay window at first floor.

### 1.3 Relevant Planning History

27846/APP/2010/145      19 Grove Road Northwood

Single storey front and side extension, two storey rear extension, conversion of loft space to habitable use to include 2 rear rooflights and 4 skylights, alterations to front elevation to include new front porch, new pitched roof to single storey front and pitched roof to existing bay windows at first floor.

**Decision Date:** 13-05-2010      Refused      **Appeal:** 11-AUG-10      Dismissed

#### Comment on Planning History

Planning permission for the above application was refused for the following reason:

1. The proposed development by reason of its size, scale, bulk and design incorporating a large crown roof, would be out of character with the existing and adjoining properties and detrimental to the visual amenities of the area. The proposal would thus be contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The application subsequently went to appeal and was dismissed.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. Comments on Public Consultations

19 neighbouring properties and Northwood Residents Association have been consulted and 3 individual responses and a petition with 57 signatories have been received. The concerns raised are summarised as follows:

- i) The roof structure has only had minor alterations and is still of a bulky appearance which does not harmonise with the original building;
- ii) The side profiles of the planned roof within its excessive bulk would be clearly visible from the street;
- iii) Out of scale and character with the other properties in the street;
- iv) Loss of sunlight to and overshadowing of the adjoining garden;
- v) Loss of privacy due to new windows
- vi) 2 holly trees have been removed.

Officer Comments: With regard to the removal of trees, as the site is neither within a Conservation Area nor subject to a TPO, the Council cannot control the removal of trees/vegetation. The other points are covered in the main report.



Two letters from the same person have been received in support of the application stating that the proposal complies with the Council's rules and regulations and is in proportion with the existing building and does not adversely affect the street scene.

Nick Hurd MP has asked the committee 'to reach a view on the technical and planning merits of the application i.e. I will not formally be objecting to the application myself'.

#### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	'Residential Developments'
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

#### **5. MAIN PLANNING ISSUES**

The main issue for consideration relates to the impact of the proposal on the character and appearance of the original house and the street scene and whether the amended scheme overcomes the reason for refusal relating to the previous application (27846/APP/2010/145) and its subsequent dismissal at appeal.

The application site lies within a residential area. Grove Road is characterised by detached houses of varying styles and designs, some of which, have been extended. Given the character of the area, the principle of extending existing properties is acceptable.

Policy BE13 of the UDP Saved Policies September 2007 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area that the local planning authority considers it desirable to retain or enhance. Policy BE15 goes on to note that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The Councils adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions offers the guidance that must be met for extensions to be considered satisfactory. Sections 4, 6, 7 and 8 of the SPD set out the criteria against which two-storey rear extensions, single-storey side extensions, loft conversions, front extensions/porches and bay windows should be assessed.

For rear and side extensions, proposals:

- Rear extensions should not exceed 4m in depth on a detached plot;
- Single-storey extensions should not exceed 3.4m in height with a pitched roof;
- The width of the side extension should be considerably less than that of the main dwelling;
- The front wall of the side extension should not protrude in front of the main house;
- The roof of the two-storey rear extension should not exceed the height of the main dwelling roof.

The roof of the rear two-storey extension is set at the same height as that of the main house, which complies with the SPD. The rear extension measures 4m in depth at first floor level adjoining the boundaries with the neighbouring properties, but projects a further 2m in depth in the centre section and a further 1m in depth at ground floor level adjoining the boundary with 21 Grove Road. The depth and height of the two storey and single storey element would exceed the SPD guidance in relation to the central section of the two storey and the single storey adjoining 21 Grove Road.

The pitched roof on the single storey side and front extension is considered acceptable at 3.5m and again is not considered to be out of scale or proportion to the main dwelling or the adjoining properties. The single storey front/side extension would not extend beyond the front building line of the existing bay windows, the width of the single storey side extension is also subservient to the width of the main dwelling, the height and width of the porch is subordinate to that of the main dwelling and the porch is in line with the front of the bay windows. The number, size and location of the rooflights are considered sympathetic to the appearance of the main dwelling.

Thus, the main issue is whether the depth, scale and design of the two storey rear element is considered to have overcome the previous reason for refusal. In relation to this issue the Inspector in his decision letter commented as follows:

"There would however be a substantial increase in the scale and massing of the roof. Although no higher than the existing roof, the proposed crown roof would significantly extend the roof towards the rear. Although the central rearward projection of some 6m would not be apparent from public viewpoints, the side profiles of the roof with its excessive bulk and extended flat top would be clearly visible from the street. The bulky appearance of the roof would appear out of character with the existing dwelling and those nearby. It would not harmonise with the scale, form, architectural composition or proportions of the original building. The proposal would therefore in this respect harm the character and appearance of the street scene."

The Inspector was thus concerned with the side profiles of the roof with its excessive bulk and extended flat top which would be clearly visible from the street. In order to overcome this the current application proposes to set the rear extension in 0.75m from the side elevations and retain the existing hipped roof. The main view from the street, particularly from the sides, would be of the hipped roof, although it is clear that, particularly when standing in front or immediately to the side, the crown roof would also be visible. However,

in longer views and in street scene terms the hipped roof would be most apparent. This being the case, the proposal is considered to have addressed the previous reason for refusal.

Overall, the proposed development is now considered to represent a form of development that would harmonise with the character and proportions of the original house and the appearance of the street scene and the surrounding area generally, in compliance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the principles of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

#### Amenity

With regard to impact on residential amenity, policy BE21 of the UDP Saved Policies September 2007 is relevant and must be considered. The policy states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Sections 4, 6, 7 and 8 of the SPD offer further criteria against which two-storey rear extensions, single-storey side extensions, loft conversions and front extensions/porches and bay windows should be assessed against to consider the impact on neighbouring properties. These include:

- retain foundations and guttering within the application site;
- not to include windows and doors that overlook neighbouring properties.
- use of materials to complement existing house
- provision of sufficient garden space.

The Inspector in his consideration of the impact on adjoining properties commented as follows:

"7. Although the Council did not refuse the proposal on the grounds of the adjoining residents' living conditions, there are objections from residents on that basis. The proposed 2-storey extension would project about 4m from the existing rear wall at the sides closest to nos. 17 and 21 Grove Road, with a greater projection of some 6m in the central section. There would be an additional 1m projection at ground-floor level on the side adjoining no. 21. The drawings were subject to amendment so that the scale was reduced from the original proposal.

8. There would remain good sized gaps between the proposed building and the dwellings at nos. 17 and 21 Grove Road and with the habitable room windows of these houses. The submitted drawings indicate that the proposal would not be within the 45 degree line of sight from any habitable room window of either no. 17 or no. 21. This Building Research Establishment indicator is commonly used to assess the effect of a proposal on daylight and outlook on adjoining dwellings. Paragraph 6.22 of the SPD also refers to the 45 degree guideline. Therefore, taking into account the position of the proposed extension relative to the adjoining dwellings, I conclude that there would be no harm to residents' living conditions in respect of outlook and daylight.

9. The Council prepared a Sunlight Assessment and reported no unacceptable impact. The assessment demonstrates that there would be a loss of some sunlight in the morning immediately at the rear of no. 17 and later in the day in respect of no. 21. The effect from overshadowing would not therefore be so significant as to cause material harm to

residents living conditions.

10. I am also satisfied that there would be no harm to privacy since there would be no new side windows to habitable rooms. A condition could be imposed to require obscure glazing to the proposed first floor shower room facing no. 21.

11. I have taken into account all matters raised by local residents, including the effects on traffic and highway safety, flood risk, site stability and noise and light pollution. I find none that merit dismissal on these grounds, or that could not otherwise be dealt with by means of a condition, or by other legislation."

The situation with regard to the impact has only changed in the sense that the proposed two storey rear extension is some 0.75m further removed from the adjoining properties resulting in a lesser impact than the previous application. Given this and the fact that the Inspector considered that the impact on adjoining occupiers was acceptable previously, it is considered that the proposed development would not harm the residential amenities of the occupiers of 17 and 21 Grove Road through, overdominance and visual intrusion.

The proposed windows that face neighbouring properties are conditioned to be obscure glazed and non-opening below 1.8m.

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

Some 700sq.m of private amenity space would be retained which would be sufficient for the enlarged house. With regard to parking, the Council's standards require two off-street parking spaces to be provided and two spaces are available on the frontage in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

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

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

#### **REASON**

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

**2** HH-OM1 Development in accordance with Approved Plans

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

#### **REASON**

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

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

**3 HH-M2 External surfaces to match existing building**

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

**REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 HH-RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 17 and 21 Grove Road.

**REASON**

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

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

The windows and openings facing 17 and 21 Grove Road shall be glazed with permanently obscured glass and shall also be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

## **INFORMATIVES**

### **Standard Informatives**

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	'Residential Developments'
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,  
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your

neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
  - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
  - C) The elimination of the release of dust or odours that could create a public health nuisance.
  - D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek

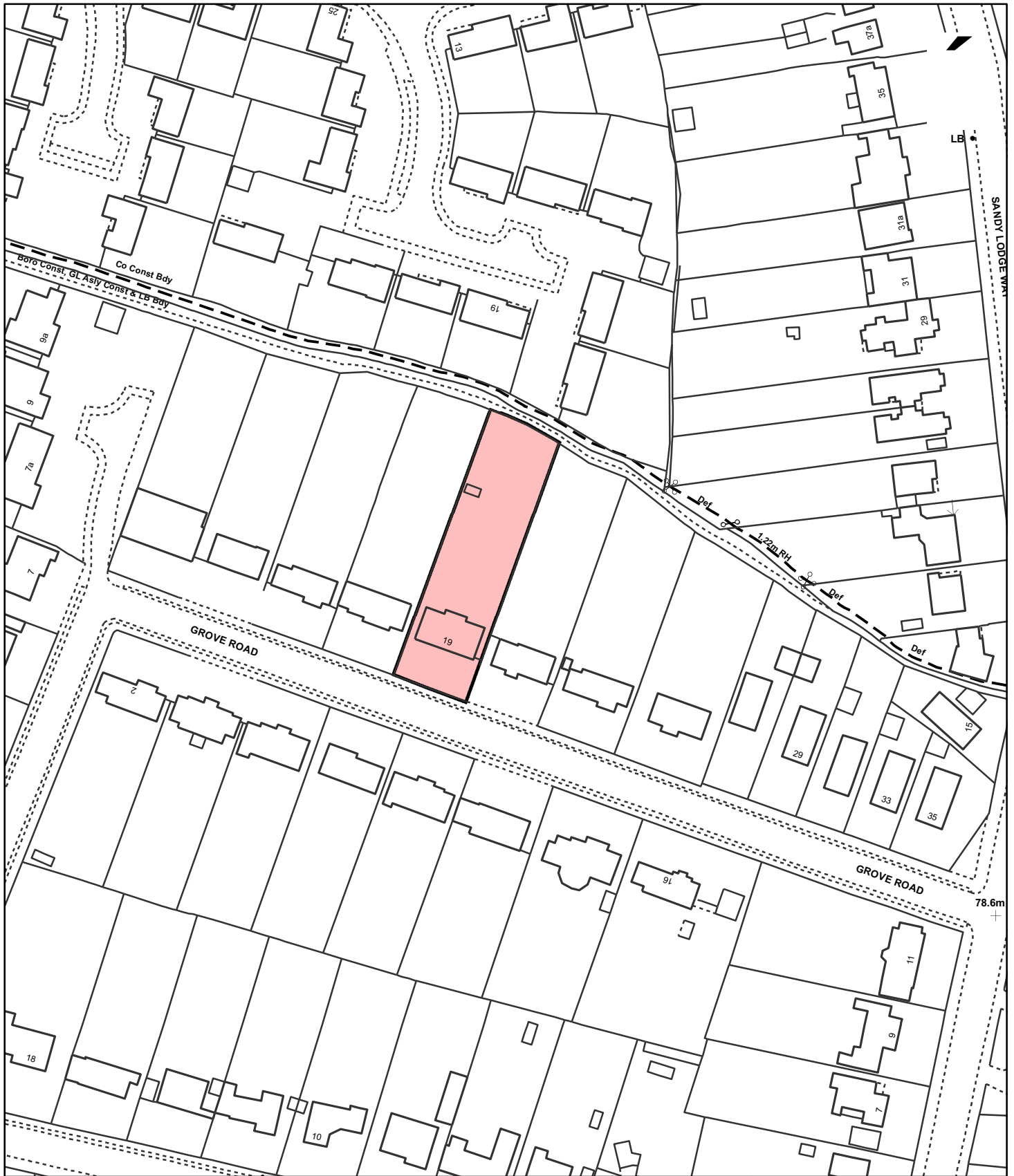
prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).


**Contact Officer:** Ceri Porter

**Telephone No:** 01895 250230





**Notes**

 Site boundary

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Site Address	
<b>19 Grove Road, Northwood</b>	
Planning Application Ref: <b>27846/APP/2010/2916</b>	Scale <b>1:1,250</b>
Planning Committee <b>North</b> Page 83	Date <b>February 2011</b>

**LONDON BOROUGH OF HILLINGDON**

**Planning, Environment & Community Services**

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



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LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** HAYDON SCHOOL WILTSHIRE LANE EASTCOTE PINNER

**Development:** Details in compliance with condition 4 (fence colour) of planning permission ref: 9556/APP/2010/1370 dated 06/08/2010: Installation of mesh fence and automatically locking gate and new window to existing elevation.

**LBH Ref Nos:** 9556/APP/2010/2490

**Drawing Nos:** Letter received from agent on 14 January 2011 detailing fence colour

**Date of receipt:** 25/10/2010 **Date(s) of Amendment(s):**

### 1. ORIGINAL PLANNING REFERENCE

9556/APP/2010/1370

### 2. MAIN PLANNING CONSIDERATIONS

#### SITE:

The application site is the line of the northern boundary fence of Haydon School which fronts directly onto Norwich Road. The fence will extend from the west corner of Haydon School's boundary at the Wiltshire Road/Norwich Road junction and would finish at the vehicular access point to the school on Norwich Road. This fence would be set behind the existing mature landscaping on this boundary.

#### PROPOSAL:

The replacement of the existing fencing was the subject of a scheme approved in August 2010(99556/APP/2010/1370). The approved scheme involved the erection of a 112m long section of 2.4m high zebex mesh fencing with an electronically lockable gate. This fence will replace an existing 1.8m high chainlink fence. This application concerns the discharge of condition 4, which relates only to the colour of the approved fence and not its design, height or location, issues that have all been previously agreed( 99556/APP/2010/1370).

Condition 4 states "Notwithstanding the information supplied on the application forms and contained within the supporting documents, details of the colour of the proposed metal zebex fence, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority."

The applicant originally submitted details with this application for the fence to be for a light blue colour (RAL 5017). This proposed colour was a close match to the existing blue colour fencing found on the wider school site. However following

discussions and in a bid to achieve a more neutral and less visually obtrusive colour to this section of fence, the applicant proposes the fence is coloured Cobalt Blue (RAL 5013).

#### PUBLIC CONSULTATION:

The application, as a discharge of condition application was not the subject to a site notice. No consultation letters were initially sent out to owner/occupiers of neighbouring properties, in line with standard practice.

A 45 strong petition was received against the original proposed colour (RAL 5017). The petition considered the original blue colour proposed would not harmonise with the existing streetscene or improve or complement the area.

Three letters of objection were received, 2 of these letters from the same resident. One of the residents wrote a letter of objecting to the colour and its appearance in the neighbourhood and the objector sought a more neutral green or grey colour.

The other two letter of objection (from the lead petitioner) considered the original blue was not a good match to the navy blue colour used in the existing school fencing on the site and also considered the colour did not harmonise, improve or complement the character of the area. A more neutral dark green was advocated as more natural and in keeping with the area.

Consultation letters were sent out to all the owner/occupants of neighbouring properties that received a consultation letter with the original application (99556/APP/2010/1370), following the receipt of the petition and following the applicants decision to revise the proposed colour to cobalt blue. The written consultation led to a further letter of objection from a third resident. The resident objected to the colour and sought a more subtle shade of green to blend on with the environment

The school is understood to have approached the lead petitioner to see if there was willingness to withdraw the petition following the change in the proposed shade of blue. It is understood the lead petitioner was not willing to withdraw the petition.

#### IMPACT ON STREETSCENE:

The main planning consideration is whether the proposed colour is in sympathy and harmony with the school site and within the wider streetscene in Norwich Road and also, where visible, from the adjoining Wiltshire Lane. The proposed dark blue colour is considered relatively neutral and not unduly eye catching.

#### RESPONSE TO PUBLIC CONSULTATION RESPONSES:

In response to the letter of objection and the petition against the original colour proposed with the application, whilst it is acknowledged the proposed cobalt blue colour is not black or green, colours that objectors suggest would be the most

natural or neutral colours to use. However it is considered the cobalt blue is close to black in colour and would provide a high degree of unobtrusive neutrality whilst still managing to harmonise with the lighter colour blue fencing found elsewhere on the school site.

**CONCLUSION:**

The proposed revised cobalt blue colour is considered in keeping and harmony with the school site and the wider streetscene and such will not have any adverse impact on the character of the area. For these reasons the scheme is considered to comply with Policy BE13 of the UDP (Saved Policies September 2007), and is recommended for approval.

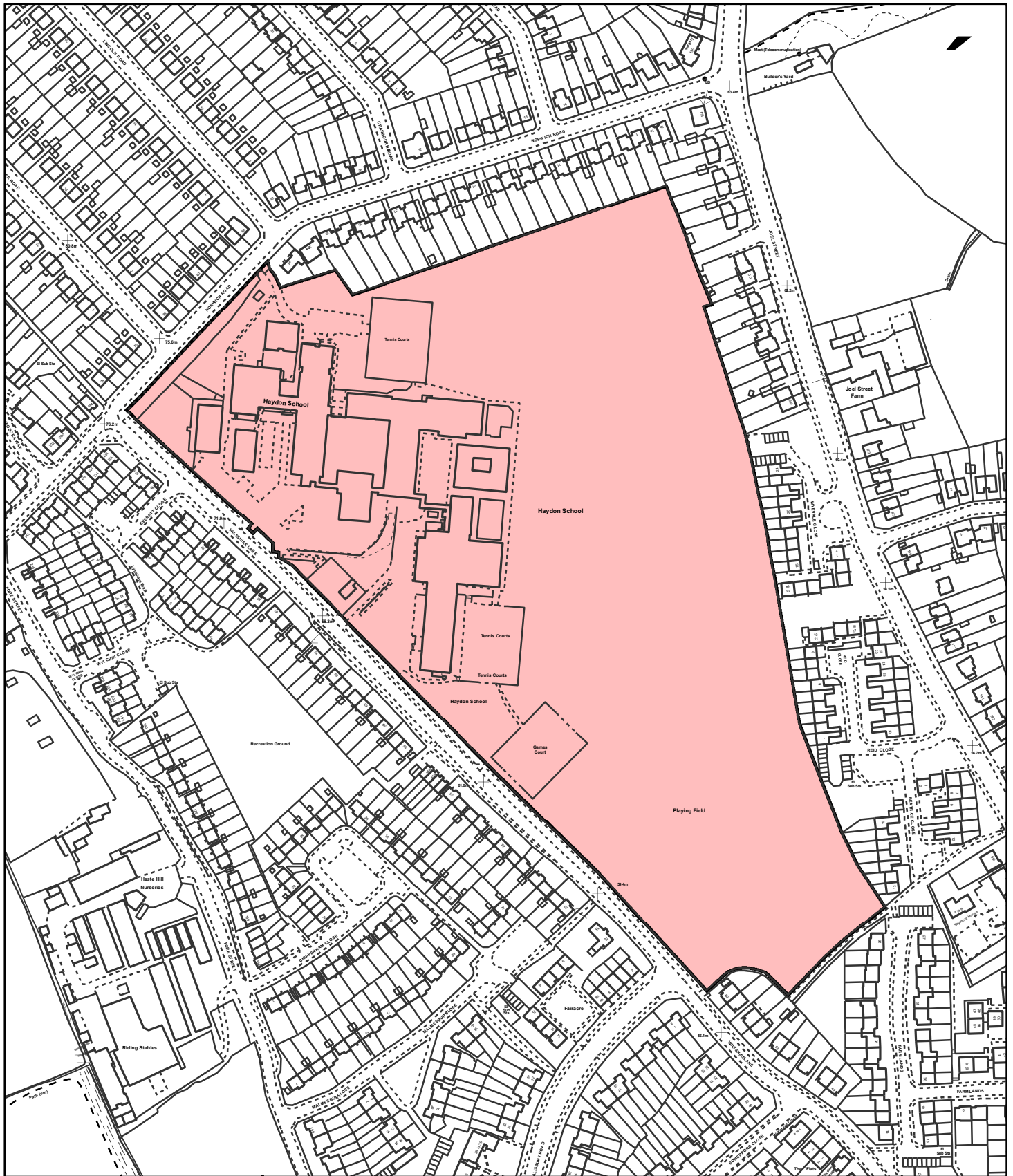
**3. RECOMMENDATION**

**APPROVAL**


**INFORMATIVES**

**Contact Officer:** Gareth Gwynne

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address	
<b>Haydon School, Wiltshire Lane, Eastcote</b>	
Planning Application Ref:	Scale
<b>9556/APP/2010/2490</b>	<b>1:3,000</b>
Planning Committee	Date
<b>North</b> Page 88	<b>February 2011</b>

**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** 41 RAISINS HILL EASTCOTE MIDDLESEX

**Development:** Part two storey, part single storey side extension, part two storey, part single storey rear extension with 1 rooflight, single storey front extension and conversion of roofspace to habitable use with 1 front and 1 rear rooflight, involving demolition of existing integral garage and store.

**LBH Ref Nos:** 64909/APP/2010/2668

**Drawing Nos:** 10034 P 01.01 Rev. D

**Date Plans Received:** 22/11/2010      **Date(s) of Amendment(s):** 28/01/0011

**Date Application Valid:** 01/12/2010

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the west side of Raisins Hill and comprises a two storey semi-detached dwelling with a fully hipped roof and bay window detail to both the front and rear elevations. An original attached garage with store room behind is located on the north west elevation. The garage is set 0.6m from the boundary with the adjacent property no.43 and flush with the front elevation of the main house. The house is set back 8m from the road with a 5m wide front driveway and lawned area with hedge separating the site from the adjoining semi (no.39). A 22m garden runs to the rear. The adjoining property, No.39, has recently carried out a hip to gable loft conversion with rear dormer, under permitted development, and is currently completing a single storey side, front and rear extension approved in September 2010. The street scene is residential in character and appearance and the application site lies within the developed area, as identified in the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 1.2 Proposed Scheme

Planning permission is sought to demolish the existing garage and store to the side and construct a part two storey side extension and a part two storey/part single storey rear extension plus conversion of the roof to habitable space.

To the rear, the proposed single storey extension would measure 3.6m deep with a 3m high flat roof. The two storey element would commence 3.2m from the boundary with the adjoining property (no.39) and measure 2.6m deep. The two storey extension would measure 4.9m wide projecting out from the side elevation by 2.2m, stopping 1m away from the boundary with no.43 and wrapping around the side elevation to continue to stop flush with the front elevation of the house. To the side of the house, the roof of the proposed two storey extension would be at full height with the rear roof set 1m beneath

the ridge.

A single storey extension is proposed to the front, measuring 5m wide and 1m deep that would wrap around the front elevation and be 0.5m wider than the first floor continuing for a depth of 8.4m. 2 no. parking spaces are identified on the existing front driveway.

### **1.3 Relevant Planning History Comment on Planning History**

None.

### **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- Not applicable

**2.2** Site Notice Expiry Date:- Not applicable

### **3. Comments on Public Consultations**

11 neighbouring properties and the Northwood Hills Residents Association have been consulted. 10 individual letters and a petition with 31 signatories has been received objecting to the proposal on the following grounds:

- i) A 5 bed house and the extension would be too large for the plot and is overdevelopment of the site that would create an unacceptable precedent;
- ii) Loss of garage will lead to inadequate parking provision on site for such a large house, leading to congestion;
- iii) The front extension is forward of the building line;
- iv) The extension would shadow garden/patio of the neighbouring property;
- v) Loss of southerly views;
- vi) Destruction of street scene;
- vii) Loss of light.

Officer Comments: The issues raised are considered in the main body of the report.

### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

- |      |   |
|------|---|
| AM14 | New development and car parking standards.                            |
| BE13 | New development must harmonise with the existing street scene.        |
| BE15 | Alterations and extensions to existing buildings                      |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations.                                 |
| BE21 | Siting, bulk and proximity of new buildings/extensions.               |
| BE22 | Residential extensions/buildings of two or more storeys.              |



BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Residential Extensions
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. MAIN PLANNING ISSUES

The main planning issue in respect of this application is considered to be the design of the proposed development, its impact upon residential amenity and the provision of adequate parking at the site.

### Visual Amenity

Policy BE13 of the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007) requires that the layout and appearance of new development must harmonise with the existing street scene whilst policy BE15 requires extensions to be in-keeping with the scale, form and architectural composition of the building. Policy BE19 seeks to ensure new development complements or improves the amenity and character of the area. Policy BE22 requires two storey extensions to be set back a minimum of 1m from the side boundary. Guidance is also found within the London Borough of Hillingdon Supplementary Planning Document (SPD) HDAS: Residential Extensions.

For two storey side extensions to be acceptable, the SPD requires such extensions for semi-detached properties to be set in from the boundary with neighbouring properties by at least 1m, be set back 1m from main front elevation and have a roof set beneath the main ridge by at least 0.5m to ensure a sub-ordinate appearance. For two storey rear extensions the SPD states that the depth must not exceed 3.6m, that the first floor must comply with 45 degree rule and that the roof height should not exceed the height of the main roof. Whilst section 8 of the Residential Extensions SPD refers to front extensions, canopies and bay windows and states that front extensions, including porches, should not extend across the entire frontage of a property and if combined with a garage conversion should not project further than 1m forward.

In general, it is expected that a two storey side extension on a semi-detached property is set back from the front elevation with a lower roof to that of the main house. In this instance however, the adjoining semi has carried out a hip to gable roof conversion under permitted development, that has already unbalanced the symmetry of the pair of houses. By continuing the two storey extension at the same height, a far more simple front elevation is maintained rather than further unbalancing the pair of houses with an additional roof pattern. For this reason it is considered that the proposed side extension is acceptable by seeking to ensure some form of composition for the pair of semi-detached properties is retained.

To the rear, the two storey extension at 2.6m deep with a lowered and fully hipped roof is considered to respect the architectural form of both the original house and the surrounding area.

The flat roof single storey rear extension is of a simple design that meets the size and

height requirements of the SPD. The front extension although slightly forward of the existing bay window is reminiscent of a porch/garage conversion extension and also echoes the extension and canopy approved on the adjoining property.

On balance therefore, whilst the side extension is at full height and depth and not in general accordance with the SPD guidance, the work carried out to the adjoining semi-detached property means that a traditional design response for a pair of semi-detached properties would not ensure symmetry is retained. In all other respects the proposed extension follows the recommended HDAS guidance for extensions regarding size and scale and thus is not considered to be an overdevelopment of the site. The use of matching materials is also proposed and this would ensure further harmony with the existing street scene. For these reasons it is considered that the proposal meets the requirements of the SPD and policies BE13, BE15 and BE19 of the UDP (Saved Policies September 2007).

#### Residential Amenity

Policy BE20 of the UDP seeks to ensure that adequate daylight and sunlight can penetrate into and between buildings and that amenities are safeguarded whilst policy BE21 of the UDP precludes development that would result in a significant loss of amenity due to a proposals siting, bulk and proximity. Policy BE22 continues that extensions should be a minimum of 1m from the side boundary. With regard to adjoining property (no.39), the proposed single storey rear extension would be directly alongside the conservatory recently permitted that would measure the same depth. The two storey extension, set 3.2m from the boundary with no.39 would not affect the 45 degree line taken from the nearest habitable room rear window.

With regard to adjacent property (no.43), the submitted drawings clearly show that the proposed two storey extension would also not break a 45 degree line taken from the nearest window at first floor whilst the side window in no.43 serves a landing/stairwell. The proposal is therefore not considered to impact unduly on the adjoining properties in terms of loss of light and overshadowing. The proposed two storey element is located 1m from the boundary with no.43, as per policy BE22, with no. 43's attached garage alongside the front half of the side extension. Thus, whilst there would be some impact upon the residents of no.43, it would not be of such significance as to warrant a refusal of planning permission. Given the depth of the proposed rear extension it is not considered that no.43 would suffer such a loss of view from the rear patio that would justify the refusal of planning permission.

Given the above, it is considered that there would be no significant loss of amenity as a result of the proposal in accordance with policies BE20, BE21 and BE22 of the Hillingdon UDP, saved policies, September 2007.

With regard to privacy, the two windows proposed within the side elevations of the proposed two storey element are to serve bathrooms and are shown as high level opening with obscure glazing. To ensure this is retained a condition to retain them in this state is recommended plus a further condition restricting the insertion of further openings.

A distance of 22m separates the front of the proposed extension with the house directly opposite (a bathroom window is proposed at first floor) exceeding the SPD requirement of 21m. The rear garden also provides sufficient distance to the properties to the rear. The proposal would consequently accord with Policy BE24 of the UDP (Saved Policies

September 2007) and with the SPD.

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

Over 100sqm of private amenity space would be retained in compliance with paragraph 5.13 of the SPD and policy BE23 of the UDP (Saved Policies September 2007).

#### Car Parking

Policy AM14 of the UDP (Saved Policies September 2007) requires new development to accord with the Council's adopted car parking standards. For a 2 plus bedroom house, the standards require 2 car parking spaces be provided. A plan indicating that two spaces can be provided on the existing driveway has been submitted. The application therefore meets the Council's adopted standard parking standards and is in accordance with policy AM14 of the UDP (Saved Policies September 2007).

## 6. RECOMMENDATION

### APPROVAL subject to the following:

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

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

#### REASON

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

**2** HH-OM1 Development in accordance with Approved Plans

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

#### REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3** HH-M2 External surfaces to match existing building

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

#### REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4** HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 39 and 43 Raisins Hill.

**REASON**

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

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

The window(s) facing 43 Raisins Hill shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

**6 HH-RPD4 Prevention of Balconies / Roof Gardens**

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

**REASON**

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

**7 H7 Parking Arrangements (Residential)**

The parking areas shown on the approved plans shall be constructed and shall be for the sole use of the occupants of the dwelling and thereafter be permanently retained and used for no other purpose.

**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 Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

**INFORMATIVES**

**Standard Informatives**

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

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

**Policy No.**

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Residential Extensions
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 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

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

Control,

3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

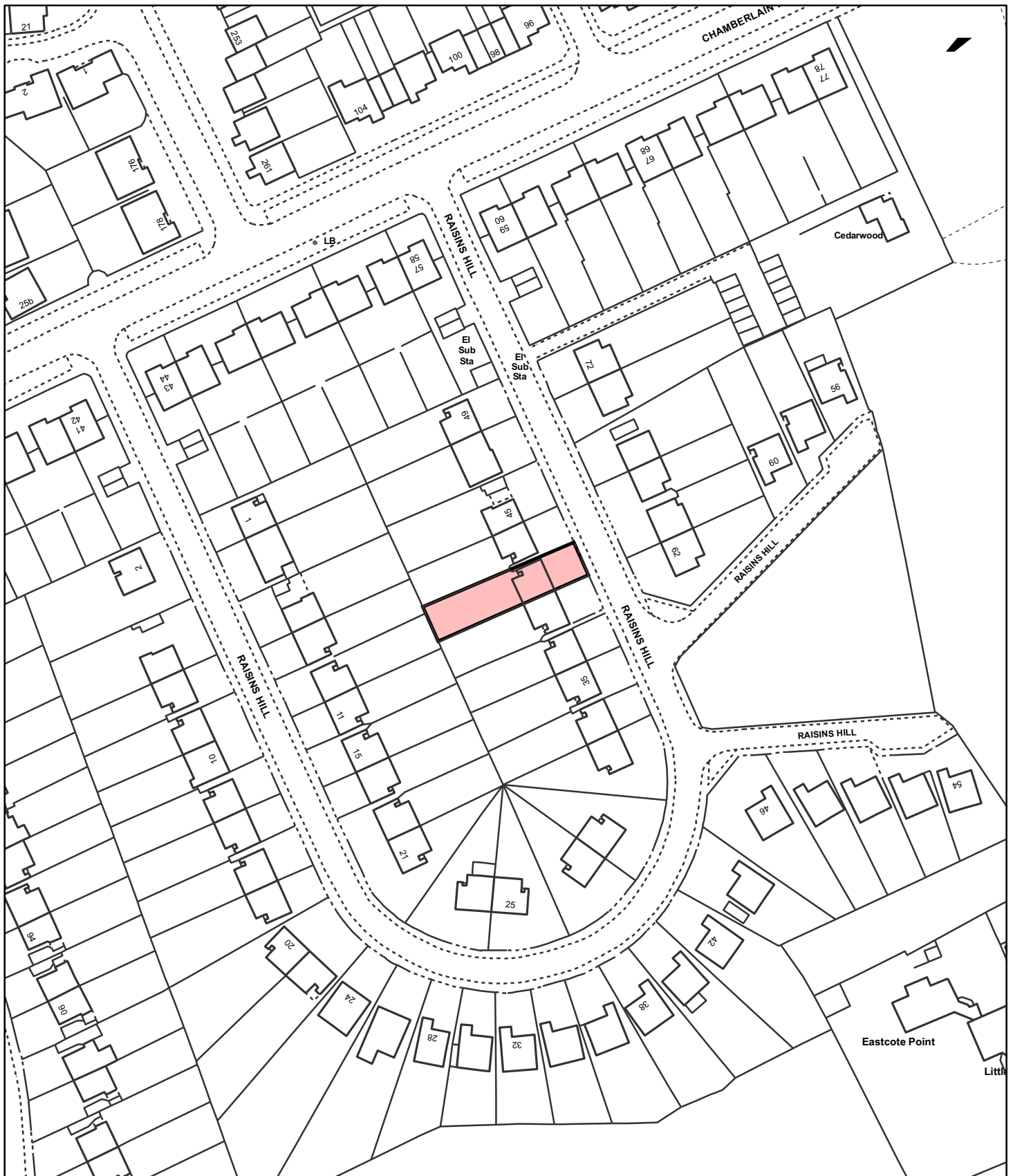
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
  - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
  - C) The elimination of the release of dust or odours that could create a public health nuisance.
  - D) No bonfires that create dark smoke or nuisance to local residents.

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


- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**Contact Officer:** Ceri Porter

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**41 Raisins Hill,  
Eastcote**

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

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

Planning Application Ref:  
**64909/APP/2010/2668**

Scale  
**1:1,250**

Planning Committee  
**North** Page 98

Date  
**February 2011**



**HILLINGDON**  
LONDON



## Report of the Head of Planning & Enforcement Services

**Address** ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD

**Development:** Retention of additional classroom and assembly area with library for pre-preparatory school, together with first aid room and staff toilet, without complying with condition 4 of planning permission ref: 10795/APP/2001/1600 dated 21/11/2001 (which limits pupil numbers at the school to 350 and staff to no more than 40) to allow the retention of the current numbers of 405 pupils and 65 full-time equivalent staff (Retrospective application.)

**LBH Ref Nos:** 10795/APP/2011/91

**Drawing Nos:** 200  
201  
202  
203  
204  
Transport Statement  
Planning, Design and Access Statement  
E-mail from agent received 10th February 2011

**Date Plans Received:** 17/01/2011

**Date(s) of Amendment(s):**

**Date Application Valid:** 17/01/2011

### 1. SUMMARY

This application is a re-submission of an earlier application (10795/APP/2009/1560) to retain a single storey extension to the school which is sited within the Green Belt without complying with condition 4 of the original permission (10795/APP/2001/1600) which limited pupil and staff numbers at the school to 350 and 40 full time equivalent (FTE) respectively so as to allow current numbers of 405 pupils and 65 FTE staff to be retained. When the extension was built, the school was already in breach of this condition and it would appear that the school have had similar pupil and staff numbers at the current levels for the last five years.

The application was originally described as a variation of the condition and presented to the North Planning Committee meeting on 22nd December 2009, but following Legal Officer advice, given the school's non-compliance with this condition from the outset, the original permission could not be relied upon to authorise the building works and the extension has to be considered anew, albeit the building has been on site for over 4 years and is thus, immune from any enforcement action. The application was therefore deferred in order to allow the description to be amended, re-consultations with neighbours to take place and amendments on the addendum sheet and full policy references to be included in the officer's report. The application was re-presented to the North Planning Committee meeting on the 29th April 2010, but refused against officer recommendation on the grounds of the impact of increased pupil and staff numbers at the school on highway safety and the visual amenity of the Green Belt. An appeal against the refusal has been lodged but in the meantime, this application has been submitted which provides up-dated information and new analysis of the development.

It should also be noted that changes in school in-takes have changed in the past 12

months, such that there is no longer capacity in surrounding schools to absorb potentially 55 pupils. This is an important material consideration which weighs in favour of approving the application.

Although the Council's Highway Officer previously did not object to the proposal on highway safety grounds, a main criticism made by neighbours of the transport assessment undertaken was that survey data was only collected on a single day which may not have been representative. The new assessment is based on additional survey information including traffic counts at the school on a number of occasions and at different times of the school year. The assessment is now more robust and effectively demonstrates that the prevailing conditions on the surrounding highway with increased pupil and staff numbers at the school have not prejudiced highway safety. Furthermore, the school is actively seeking means to reduce the numbers of pupils arriving at the site by car and the School's Travel Plan demonstrates that there has been a 7.7% reduction in the number of pupils arriving by car and further improvements are being considered. On this basis, the Highway Engineer does not object to the development on highway safety grounds.

An analysis has also been carried out on the impact of additional pupil and staff numbers at the school has had on the Green Belt. It is considered that it has adequately demonstrated that the increase in numbers has not been detrimental to the visual amenity and openness of the Green Belt.

The application is recommended accordingly.

## **2. RECOMMENDATION**

**That subject to no further responses being received that raise additional material planning issues that have not already been considered in this report, that the application be approved, subject to the following:**

**That authority be given to the Head of Planning, Trading Standards and Environmental Protection, to determine the application under delegated powers, subject to the following:**

**1. That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:**

**(i) that the number of pupils enrolled with the school for attendance at the school site for educational purposes shall not at any time exceed 405 in aggregate (excluding pupils enrolled for attendance in the future and former pupils);**

**(ii) that the number of members of staff engaged to provide services to the school at the school site shall not at any time exceed the equivalent of 65 full-time members of staff; and**

**(iii) that not later than one calendar month after the beginning of each academic year the school will notify the Council in writing of the number of pupils as described in (i) and the number of members of staff engaged for that academic year as described in (ii).**

**2. That the applicant meets the Council's reasonable costs in the preparation of**

**the S106 Agreement and any abortive work as a result of the agreement not being completed.**

**3. If the S106 Agreement has not been finalised within 6 months, the application to be referred back to the Planning Committee for determination.**

**4. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.**

**5. That on completion of the S106 Agreement, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers.**

**6. That if the application is approved, the following conditions and informatives be attached:**

**1 NONSC Non Standard Condition**

The temporary car park/playground adjoining and accessed from Potter Street Hill shall not be used for staff parking.

**REASON**

In order to comply with the terms of this application in order to ensure that highway and pedestrian safety is not prejudiced, in compliance with policy AM17(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

**2 NONSC Non Standard Condition**

The building hereby permitted shall be used only for purposes ancillary to the school and shall not be used by the general public.

**REASON**

To prevent the generation of additional traffic giving rise to problems of safety and congestion in Potter Street Hill, in accordance with policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 NONSC Non Standard Condition**

Within 1 month of the date of this permission, details of covered and secure parking for at least 30 cycles shall be submitted to and approved in writing by the Local Planning Authority. The approved provision shall be implemented on site within 2 months from the date of the approval of details permission and thereafter permanently retained.

**REASON**

To ensure that appropriate cycle parking facilities are provided, in accordance with policy AM9 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

**4 NONSC Non Standard Condition**

Within 1 month of the date of this permission, details of the opening and closing times of the shared use playground/parents car park and management of pick-up/drop-off car parking shall be submitted to and agreed in writing by the Local Planning Authority. The temporary car park shall thereafter be made available for car parking by parents in accordance with the approved details.

**REASON**

To ensure that the temporary car parking is available for appropriate periods during the peak morning drop-off and afternoon pick-up periods to safeguard highway and pedestrian safety, in accordance with policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

## INFORMATIVES

### 1 I52 **Compulsory Informative (1)**

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

### 2 I53 **Compulsory Informative (2)**

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

PPS1	Delivering Sustainable Development
PPG2	Green Belts
LPP 3D.9	London Plan Policy 3D.9 - Green Belt
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
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.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 3A.24	London Plan Policy 3A.24 - Education Facilities
EC2	Nature conservation considerations and ecological assessments
OE1	Protection of the character and amenities of surrounding properties and the local area
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

## 3. **CONSIDERATIONS**

### **3.1 Site and Locality**

St John's School is located on the western side of Potter Street Hill, on a 12.4 hectare site near the top of Pinner Hill, close to the borough boundaries with the London Borough of Harrow and Three Rivers District Council. It forms a predominantly steeply sloping site between Potter Street Hill and Wieland Road to the west, with views over lower ground to the south, looking across a wide area of London.

The school comprises an original house dating from the 1920s, with purpose built school buildings constructed since 1970 sited towards the north of the site on an approximate 1.05 hectare area of relatively flat ground on which all the main school buildings are sited, with the rest of the school site forming playing fields and open space. The main vehicular access to the school is also taken at this point from Potter Street Hill, with the main access road crossing the site, which links to Wieland Road through an arched entrance building. School buildings front the access road to the north and south, with a hard-surfaced playground/car-park immediately to the north of the main entrance on Potter Street Hill. The extension, the subject of this application is sited behind the buildings which front the northern side of the access road and the western side of the playground/temporary car park.

Potter Street Hill at this point forms the borough boundary with the London Borough of Harrow and on the eastern side of the road are large detached properties on substantial plots which form part of the Pinner Hill Estate. Similar properties adjoin the site to the west, which form part of the Gatehill Estate.

The extension is well screened from nearby residential properties to the west and Potter Street Hill is densely lined with trees which obscure views of the school from the east. To the north of the site there is one house with a view over the school complex.

Potter Street Hill is blocked to vehicular traffic at its northern end, adjacent to the northern boundary of the school. From its junction with Hillside Road/Potter Street to the south, the road has a footpath along most of its length on the eastern side, with the exception of a 150m long central section. Vehicular access to properties on the Potter Hill Estate can also be gained from Hillside Road, via Pinner Hill and South View and Park View Roads.

The whole of the school site, with the exception of that part of the access road nearest to Wieland Road, forms part of the Green Belt as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007). Part of the school grounds to the south also form part of a Nature Conservation Site of Borough Grade II or Local Importance. The adjoining Gatehill Estate is also identified as an Area of Special Local Character.

### **3.2 Proposed Scheme**

This application is to retain a single storey building at the school, which was erected without being in compliance with condition 4 which limited pupil and staff numbers to 350 and 40 FTE respectively to enable the school to retain current pupil and staff numbers of 405 pupils and 65 FTE staff. This is a re-submission of an earlier application (10795/APP/2009/1560) which was refused at the North Planning committee meeting on the 29th April 2010 against officer recommendation.

The application has been revised and now includes amended plans showing the extension as built on site and revised and up-dated Planning, Design and Access and Transport Statements. These are described below:

## Planning, Design and Access Statement

This describes the background to the application. It states that the school have been operating in ignorance of the limitation since the building was constructed and the aim of this application is to allow the school to retain the current numbers of 405 pupils and 65 full time equivalent staff. It highlights the fact that as the building has been completed for more than 4 years, it is immune from enforcement action. The application follows an earlier application that was refused by the Council, contrary to officer recommendation and an appeal has now been lodged. In the meantime, this application seeks to address the issues raised in the earlier refused application. It then summarises the changes made in this application.

The history of the school site is then briefly discussed. It then goes on to advise that during 2009, a new inspection regime was introduced for independent schools, more closely following that used by OFSTED in the state sector. St John's was one of the first schools in the country to be inspected by the Independent Schools Inspectorate (ISI) in January and February 2010 and received an excellent report which found the school to be fully compliant with no regulatory failings. Importantly, the inspection did not highlight or report any requirements for improvements to either the buildings, classroom sizes or the general teaching environment and the inspection team were satisfied that sufficient facilities exist at the school to accommodate the educational needs of 405 pupils from 3 to 13 years of age.

Extra-curricular activities and the community contribution made by the school are discussed, including the school's strong links with Sunshine House School in Northwood which provides education, rehabilitation and residential respite care, raising funds and arranging visits and the school has also sought to work with the borough to allow the use of its facilities with other schools, although some planning conditions on some facilities restrict such use. The school remain keen to promote dual use of their facilities at no cost to themselves. The report goes on to advise that over recent years, 5% of the gross fee income has been designated for bursary requests from parents of existing and prospective pupils. In the academic year 2009/2010, the school provided approximately £120,000 in bursaries and currently there are seven means tested bursaries for parents who would otherwise not be able to send their children to the school.

The school site and the surrounding area are then described and the statement notes that there is considerable boundary planting, particularly along the edges of Potter Street Hill, Hillside Road and Wieland Road. The woodland areas within the school are informally managed by the school and used for environmental education purposes. School buildings are then described, together with access and parking arrangements.

Planning history is then discussed, and then the report focuses upon pupil and staff numbers. It advises that the school caters for pupils aged 3 to 13 and a table of total pupil numbers shows that the limitation of 350 pupils has been consistently exceeded since 2000 and the school therefore already breached the original condition limiting pupil and staff numbers at the time it was imposed. There has been a marginal increase in numbers since 2000, but for the last five years, pupil numbers have been within 10 of the 405 now sought, with only one year, 2008 exceeding this at 406. The report advises that the school has reviewed how this situation came about and puts this down to the physical separation of functions between St John's and Merchant Taylor's Schools, but this separation of function has now been addressed, with all administration now taking place at St John's itself. A Bursar for the School was appointed in September 2008 to be responsible for site management on a day to day basis including buildings, services and general

administration of non-teaching areas. In addition, in the most recent academic year, the Chairman of Governors put in place a Governance structure for the School that ensures each member of the governing body has responsibility for a particular function of the school and this has proved very helpful and this and other areas of governance of the school were considered to be 'outstanding' by the ISI in January 2010.

The report goes on to advise that on a typical day, a school club operates from 7:30 and the nursery and pre-preparatory schools are open from 8:20 with the rest of the school starting at 8:25. Finishing times are staggered, with the nursery finishing at 14:50, and the pre-preparatory school finishing between 15:00 and 15:10. The junior school finishes at 15:50 with the Middle and Upper Schools finishing at 16:00. After schools activities are completed by 17:30 in the autumn/winter terms and by 18:15 in the summer term. There is also an after school club which closes at 18:00. The report then goes on to advise that the school has operated with 65 full time equivalent (fte) staff for the last five years. This breaks down as 35 teaching staff (34.4 fte), 10 teaching assistants (9.0 fte) and 29 non-teaching staff (20.9 fte), giving a total of 74 or 64.3 fte staff.

The report then goes on to consider the school travel plan and parking management. It advises that the final version of the Travel Plan was issued in May 2009 and based on a number of questionnaires of both staff and parents. Since the adoption of the plan, a number of initiatives have been pursued by the school, namely:

- \* A car sharing scheme has been implemented,
- \* A fleet of 25 bicycles has been purchased to be used for proficiency training and by those not using their own bicycles,
- \* A secure cycle storage facility has been provided,
- \* The Travel Plan is fully communicated within the school by inclusion on the school's web site, notice boards and direct communication with parents. Parents also receive regular news and term letters detailing the travel requirements sought from them in attending the school,
- \* A pedestrian route has been created within the school grounds linking Potter Street Hill (at a point approximately 100m from its junction with Hillside Road) to the main school buildings, which includes light sensitive bollard lighting.

The statement goes on to advise that these initiatives represent the first stage of the implementation of the Travel Plan. Future initiatives include a proposal for a potential drop-off area close to the bottom of the new pathway next to an existing gated access. This would be subject to the grant of planning permission and would reduce the number of cars travelling up and down Potter Street Hill. In addition, the possibility of a pedestrian crossing at the bottom of Potter Street Hill/ Hillside Road has been discussed with the Council, as has a pavement along the full length of Potter Street Hill. Both would need to be subject to feasibility studies. Since the beginning of the school term in September 2010, additional traffic measures have been introduced within the playground car park, the main area for student drop-off which are more fully described in the Transport Statement and have improved the flow of traffic on Potter Street Hill and reduced the tendency of parents to park outside the school. Since the last refusal, the school has also reconfirmed that parents should not use the Gateshill Estate access. A Travel Plan Review has recently been published, detailing how many of the Travel Plan objectives have been progressed and where further action is required. Importantly, a further mode of transport survey has been undertaken which demonstrates an overall reduction in car use of 7.7% since the creation of the Travel Plan in 2009, with a 3% increase in car sharing, 2% increase in walking and 3% of pupils now 'park and stride', using the new footpath.

The report then turns to highway and pedestrian safety issues, the first reason for refusal of the earlier application. The report considers that the measures taken by the school, together with the further studies undertaken demonstrate that this issue has been adequately addressed. That said, the report points out that any proper consideration of the application needs to take full account of the benefits of providing educational places in the locality and the adverse impact that a refusal of permission would have on the school and its displaced pupils. These are discussed later in the statement.

The statement then goes on to consider transport issues. It advises that the Transport Statement submitted with the earlier application was criticised by some third parties as the surveys of existing traffic were not considered to be representative, being taken on a single day (Tuesday 19th May 2009). Now additional surveys on three consecutive days on two separate occasions, one in the summer term and one in the autumn have been carried out, in addition to an Automatic Traffic Counter which was placed on Potter Street Hill some 150m south of the school's entrance for 7 consecutive days at the same time as the first survey period and again from 27 August to 6 September 2010 to record traffic movements and speeds during non-term time for comparison purposes. During the second survey period, traffic counts were also taken at the junction of Potter Street Hill with Hillside Road.

The assessment shows that on average, the number of vehicles dropping off or picking up pupils is 616 per day. On the basis of 405 pupils, that equates to 1.31 pupils per vehicle or with 91% of pupils travelling by car, 1.2 pupils. The survey shows that there is very little traffic from the Wieland Road access, with a maximum of 11 vehicles in one morning peak hour (08:00 to 09:00). There is queuing on Potter Street Hill to access the school's car park, but this dissipates very quickly, with no more than 20 vehicles in a queue occurring on average between 6 mins 42 secs and 11 mins 33 secs per day during term time. Moreover, this queuing does not cause any particular inconvenience to other road users, particularly as there are alternative routes through the adjoining residential estate, using Hillside Road, Pinner Hill Road, South View Road and Park View Road. In terms of parking, the school has a well-managed car park with approximately 53 spaces. Demand in the car park only exceeded the amount of spaces on three occasions, twice in the afternoon and once in the morning. The maximum accumulation of 59 vehicles occurred on Tuesday 28th September for a duration of just under five minutes. The average length of stay during the morning period is 9 mins 37 secs and 16 mins 13 secs in the afternoon, reflecting that parents tend to arrive in good time to pick up their children at the end of the school day, whereas they have some flexibility in the morning and can drive off once their child is safely in school. Average vehicle speed along Potter Street Hill during term time was 27.4 and 28.1 mph in the AM and PM peak respectively, comparing with 30.1 and 30.0 during non-term time. Additional vehicles during term time therefore do not have any appreciable impact on vehicle speeds which appear to be influenced by speed limit and characteristics of the road.

The statement advises that the new surveys are broadly consistent with the one day survey and they confirm that at no time is there significant congestion or interruption of the free flow of traffic, with the queuing that does occur being quickly dissipated and this is being addressed to some extent by the school's management regime.

The statement goes on to advise that as regards safety issues, records held by Transport for London go back to 1998 while Hertfordshire County Council only hold records for the last five years. During the last 12 years, only one accident has been recorded on Potter Street Hill on Tuesday 10th December 2002 at 08:20 which only involved slight injury. Over the last five years, there have been no injuries, and the accident rate on Potter



Street Hill is below the national average for this type of road demonstrating that the road network around the school operates safely.

Drop-off/pick-ups on Potter Street Hill during a typical school day total up to 83 with a maximum of 18 vehicles parked on the street at any one time. During a typical school day, there are up to 197 pedestrians (including parents/carers) walking along and across Potters Street Hill. It is reasonable to assume that this level of activity has been similar over the last five years due to similar pupil numbers at the school, so it is clear that current pupil numbers at the school do not prejudice conditions of general highway and pedestrian safety. Furthermore, on-street parking does not cause any particular issues for adjoining residential properties on Potter Street Hill, all of whom have extensive off-street parking within their large curtilages.

A tracking exercise has been undertaken and this demonstrates that a fire tender (the largest emergency vehicle) could still travel along Potter Street Hill with queuing traffic so that emergency vehicle access would not be compromised.

As regards staff, there are 50 marked spaces, 5 of which are allocated for visitors. There are also areas which are regularly used for staff parking which provide a further 18 spaces and all the parking spaces have been shown on a plan. The statement goes on to advise that a survey undertaken for the previous application on 16th November 2009 revealed a total of 51 staff vehicles parked on site. In total, 74 staff are employed at the school of which 59 are full time. As the total includes 25 part time staff, the number of staff present at the school at any one time is generally less than 74. According to the survey undertaken as part of the Travel Plan (2009), 81% of staff drive to school. Thus, there should be a total parking requirement of 58 spaces on the basis of all staff being present at the school at the same time as compared to the 63 spaces being available for staff parking. Therefore, staff have no need to park on adjoining roads and staff parking has no impact upon the adjoining highway network.

A reduction in pupil numbers at the school to 350 would reduce peak parking demand which was recorded at 66 vehicles and this would reduce to 57 vehicles. Queuing would also reduce from the observed maximum 20 vehicles to 17, and the average duration of queues on a typical day from 11 mins 33 secs to 9 mins 59 secs in the morning and from 6 mins 42 secs to 5 mins 48 secs in the afternoon peak.

A reduction in pupil numbers would therefore result in a very small reduction in the length and duration of queuing along Potter Street Hill and theoretically reduce the probability of highway safety issues but as currently, the probability of highway safety issues is extremely low, the reduction would not result in any measurable improvement for road safety. As such, the above analysis confirms that the retention of pupil and staff numbers is fully compliant with Policies AM7 and AM14 of the UDP.

The statement then goes on to consider Green Belt issues associated with the increase in pupil and staff numbers, the analysis of which is presented at Section 7.05 of this report. This section of the statement does briefly consider the building itself and stresses that as it was constructed well over 4 years ago, it is immune from enforcement action and will therefore remain, whatever the outcome of this application. Indeed, the report advises that this was reflected in the previous refusal reason which refers to the intensification of the use, and not the building itself. The statement goes on to advise that if the issue of the retention of the building was at stake, the fact that the building is immune from enforcement action represents very special circumstances to justify its retention. This section of the report then goes on to advise that the majority of development allowed at

the school was consistent with Green Belt policy at the time and was not considered to represent 'inappropriate development' as it was only the changes made to the 1995 version of PPG2 that removed development at 'institutions standing in extensive grounds' as being appropriate within the Green Belt.

The statement then assesses other planning considerations. It cites PPS1 and the balance to be struck between environmental impact and social benefits and that any potentially negative impacts of development on the environment needs to be considered against the positive effects of development in terms of economic benefits and social well being. The UDP recognises the need to provide for educational development, highlighting potential increases in pupil numbers, and Policy R10 states that proposals for new educational buildings will be acceptable, subject to other policies in the plan.

Maintaining current pupil numbers will allow existing buildings at the school to be used in a manner which allows the optimum number of pupils to be taught. Any reduction will require pupils to be taught elsewhere, either in the state system or other independent schools which are likely to be a greater distance from the immediate locality, causing greater journey lengths in addition to disruption to pupils. There are clear educational benefits of maintaining the school at its present size.

The school has no current plans to extend current or construct new buildings. In any event, if planning applications were made, these would need to be dealt with on their merits. As set out in the ISI report, no deficiencies were identified with the existing teaching accommodation. Accordingly, this application would not give rise to possible future applications that might be perceived as threatening the Green Belt.

Losing fifty five fee paying pupils, or 13.5% per annum of circa £500k of gross income would erode the school's ability to maintain its existing structure. Many overheads would remain at their current levels. Any reduction in gross income would impact upon the school's ability to provide bursary funding at the level that has been applied for a number of years. Currently, 5% of gross fee income per annum is available to assist pupils from less affluent backgrounds and therefore the school would not fulfil its public benefit obligations as required by the Charities Act 2006.

The report goes on to advise of the practical difficulties of reducing pupil numbers and advises that this could not happen immediately. The only practical way would be to not replace those pupils whose parents relocate elsewhere and those that leave in the middle of their time at St Johns which would be very few. Annual intake could be gradually reduced but class sizes would become too small with a detrimental impact upon teaching and learning. Enough pupils in each class are required for them to be able to share experiences and participate in group activities. The fifty five pupils would have to be educated elsewhere and currently all local competitor preparatory schools are full and would not have spaces available. It could also be problematic for the local authority to accommodate the extra pupils. The only other option would be to relocate certain years away from the site but this is not seen as a viable option, given land and other restraints in the area and would almost certainly increase travel distances as siblings would need to be dropped off at different locations.

The school also advises that it would be impossible to run the school with 25 less full-time equivalent staff. Teachers at St. John's are either specialists or general subject teachers who teach all the main academic subjects through to Year 4. With fewer numbers in each class, it would still be necessary to offer the same range of subjects and have the same number of teachers. Similarly with non-teaching staff, the same number of buildings and

grounds would need to be maintained and with a small secretarial and administrative section, less pupils would not reduce the need for administrative staff. Reduced pupil numbers would also impact upon the quality of facilities and resources, and result in no further capital investment, resulting in St John's becoming less attractive to parents of potential students.

#### Transport Statement

The main findings of the Transport Statement are fully discussed within the Planning, Design and Access Statement.

It does advise that since the beginning of the school term in September 2010, additional traffic management measures have been introduced within the playground car park. In the morning, up until 8:25, an area of car parking spaces closest to the school buildings is cordoned off as a dedicated drop-off zone for about 4 to 5 vehicles. Parents with children who do not need to be accompanied to the classroom (generally those in Year 3 and above), can quickly drop off their children without the need to park. The cordon is removed at about 8:25 (at which time Year 3 and above pupils should be in their classrooms) with the car parking spaces becoming available again until 9:00.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

An earlier application (10795/APP/2009/1560) for the retention of the additional classroom and assembly area building with library for pre-prep school, together with first aid room and staff toilet without complying with condition 4 of 10795/APP/2001/1600 was deferred from the North Planning Committee meeting on the 22nd December 2009 before being refused at the North Planning committee meeting on the 29th April 2010 for the following reasons:

1. The proposal by reason of the increase in capacity of pupils and staff would result in increase in parking demand and traffic to the detriment of highway and pedestrian safety and contrary to Policy AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.
2. The proposed development would result in an intensification of use to the detriment of the visual amenities of the Green Belt contrary to Policy OL4 of the adopted Hillingdon Unitary Development plan Saved Policies September 2007 and National Planning Policy as set out in Planning Policy Guidance Note 2 - Green Belts.

An appeal has been lodged.

The original application (10795/APP/2001/1600) for the erection of the building was granted on 21st November 2001. Condition 4 of this application states:

The total number of pupils at the school shall not exceed 350 and the total number of staff shall not exceed 40 full time equivalent.

Reason:

To prevent the generation of additional traffic giving rise to problems of safety and congestion in Potter Street Hill.

Other relevant building history at the school:

10795/AJ/91/714 - Erection of a two storey classroom block (including staff facilities) and associated car parking - Approved 29/11/91.

10795/AN/94/972 - Details of scheme of landscaping in compliance with condition 5 of planning permission ref. 10795/AN/94/872 dated 29/11/91 - Approved 23/06/94.

10795/AR/97/436 - Erection of a part two storey, part single storey detached building to provide assembly hall, four new classrooms, music practice rooms and toilets - Approved 10/06/98.

10795/APP/2009/199 - Erection of a two storey extension to existing junior school block to provide new teaching spaces and associated staff, toilet and cloakroom facilities, and erection of a single storey to dining hall/kitchen facilities to provide new storage and catering staff welfare facilities - Refused 06/04/09.

#### **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.
- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.

###### Part 2 Policies:

- PPS1 Delivering Sustainable Development
- PPG2 Green Belts
- LPP 3D.9 London Plan Policy 3D.9 - Green Belt
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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.

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.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 3A.24	London Plan Policy 3A.24 - Education Facilities
EC2	Nature conservation considerations and ecological assessments
OE1	Protection of the character and amenities of surrounding properties and the local area
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **9th February 2011**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

125 neighbouring properties have been consulted and two notices have been displayed on site. 4 responses have been received, one of which is in support.

The objection responses make the following points:

- (i) The school has a record of ignoring any rules and regulations and quite clearly, any conditions which the LPA imposes. Their reason for not complying with original condition is that they did not know about it which is ignorance. School does not organise its affairs in a diligent manner and ignores its neighbours.
- (ii) Potter Street Hill is not built for the amount of traffic which now uses it. Every day, a traffic jam forms and we have to sit in it until we get to our property or make sure we are off the road before the school finishes.
- (iii) Residential drive is being used as a passing point, even by coaches and damaging driveway,
- (iv) Too many vehicles using entrance to the school in Wieland Road, which the school had agreed to control and limit. However, this could be deliberate to reduce peak time traffic at main school entrance,
- (v) Object to application if increases traffic flow or encroaches upon the green belt,
- (vi) This should not even be considered as school cannot be trusted.

Northwood Hills Residents' Association: No response received

Northwood Residents' Association: No response received

Gatehill (Northwood) Residents' Association: No response received

Ickenham Residents' Association: No response received

London Borough of Harrow: No response received

Three Rivers District Council: No response received

### **Internal Consultees**

Highway Engineer:

St John's School is located to the west of Potter Street Hill, Northwood and to the east of Wieland Road. Potter Street Hill is a no through road and Wieland Road is a cul-de-sac. The site currently has permission for a maximum of 350 pupils. Consequently the highway comments are based on the impact of an additional 55 pupils and 25 members of staff.

A Transport Statement (TS) has been submitted in support of this application, which suggests that the school currently has 405 pupils and 65 full time equivalent members of staff and has been operating with approximately the current numbers of pupils and staff since 2003.

The main access for parents and visitors is off Potter Street Hill with an in and out arrangement for the car park, which has a total of 53 marked spaces. The southern access is used as an IN and the northern access as an OUT of the car park. This segregated arrangement helps in the movement of vehicles at drop off and pick up times. During peak pickup/drop times, given the short duration of stay required by parents/carers, additional drivers are able to make use of some unmarked areas and also manoeuvre around the car park.

As per the Transport Statement there are a total of 50 marked out staff car parking spaces spread around the site, with 5 allocated for visitors. In addition to the marked spaces, there are areas which are regularly used for staff parking which provide space for a further 18 vehicles. A survey carried out on the morning of 16 November 2009 revealed that a total of 51 staff cars were located on site. Staff survey carried out in January 2009 for the Travel Plan which has been agreed with the Council revealed that a total of 81% of staff drive to school, 9% walk to school and the remaining 10% either being passengers or use other modes. Thus there should be a total parking requirement of 58 spaces on the basis all employees are present at the school at the same time.

Surveys of travel patterns associated with the school have been undertaken over a period of six days during two separate terms. The survey equipment was faulty on Thursday 30th September, however the sample size of the other survey readings provides adequate confidence level in the survey results. In relation to the queue lengths south of the Potter Street Hill access the survey demonstrates that queue lengths vary substantially across the survey peaks, ranging from a maximum of 0 to 20 vehicles. Similarly the number of vehicles parked on Potter Street Hill also varies considerably ranging from 0 to 18. The traffic movements are concentrated between two periods; 0800 to 0900 and 1430 to 1600.

During the morning period queues were recorded generally between 0820 and 0835, with maximum queue lengths across each of the survey days ranging from 7 to 20 vehicles. The maximum queue length of 20 vehicles occurred on Tuesday 29th June for a period of less than one minute.

During the afternoon period queues were recorded generally between 1450 to 1505 and 1550 to 1600, with maximum queue lengths across each of the survey days ranging from 0 to 13 vehicles.

In comparison with the morning period, queues in the afternoon period are generally shorter, which is largely due to the staggered finishing times of the school compared to the concentrated start times in the morning. In addition, the surveys show that queues in September were generally lower than in June, particularly in the morning period, which could be explained by the introduction of improved car park management, particularly the drop-off arrangement.

The survey and observations contained in the submitted TS assert that there are no severe

congestion problems as a result of the current levels of activity at the school. The Council's Highway Engineers have carried out site visits during peak morning and afternoon drop-off and pick up timings, and our observations confirm that the majority of the car parking associated with the School takes place within the site, however some overspill parking and queuing were observed in Potter Street Hill, but these are not considered to cause highway safety issues and/or access issues to other nearby properties.

From the surveys carried out in support of the TS for the previous application, both in the morning and afternoon periods, no cars were observed stopping and waiting to drop off or pick up either pupils or staff in Wieland Road. The new surveys demonstrate low car movements associated with the Wieland Road access. The Council's Highway Engineers' site visits also did not observe any related car parking/traffic problems at the Wieland Road access.

The personal injury accidents database for a period of 5 years have been analysed in the TS and confirms that there are no related personal injury accidents reported during this period on the surrounding highway network.

Potter Hill Street has no footway in places. A School Travel Plan was prepared and agreed with the Council in 2009 and a review was undertaken in 2010. The plan contains measures to reduce car reliance, promote car sharing, cycling and walking. As part of the travel plan measures, a pedestrian route has been created within the school grounds linking Potter Street Hill (at a location approximately 100m from its junction with Hillside Road) to the main School buildings. This pathway includes light sensitive bollards.

Queue length surveys carried out at the junction of Potter Street Hill/Potter Street/Hillside Road in support of the previous application showed a maximum queue length of 8 vehicles, which dispersed in less than a minute.

Notwithstanding the above, for the additional 55 pupils and 25 members of staff, the impacts of any additional parking demand and additional traffic on the local highway network are considered to be insignificant.

In the light of the above considerations, no objection is raised on the transportation aspect of the proposals subject to suitable conditions being applied to restrict the number of pupils and staff as proposed, restrict any staff parking within the car park fronting Potter Street Hill, drop-off & pick-up parking management plans, and provision of 30 cycle parking spaces.

Education and Children's Services:

The Northwood area has experienced a surge in demand for primary school places since summer 2010 due to an unusual increase in net inward migration. In addition, births in Northwood and Northwood Hills wards have increased in recent years and this will place more demand on local primary schools in future. Most simply, the evidence of increasing demand for school places is apparent in the official births record, illustrated in Table 1 at Appendix B.

The total effect of all local factors is included when making assessments for future school place requirements. The most recent forecast for this part of the borough is illustrated in Table 2 at Appendix B. There are now few remaining places available in the lower year groups at local primary schools and this situation will get worse. To meet growing demand, Hillingdon Council are formulating proposals to expand a local primary school.

Given the evidence of increased demand for local school places, Hillingdon Education & Children's Service does not wish to see any downsizing of local private schools (which may result from refusal of the latest planning application). The effect of fewer places available at local private school could

be to further increase demand for local maintained places at this difficult time.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The main issue concerning the principle of this development relates to its Green Belt siting. This issue is addressed at Section 7.05.

### **7.02 Density of the proposed development**

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

### **7.05 Impact on the green belt**

The school forms part of the Green Belt. PPG2: Green Belts which was published in January 1995 and amended in March 2001 lists the categories of development that can be considered to be appropriate within the Green Belt and it is noted that the proposal does not fall into any of these. As such, the school building represents inappropriate development and it is for the applicant to demonstrate that 'very special circumstances' exist to justify the development.

To this end, the applicant's have submitted a revised Planning, Design and Access Statement that fully considers the impact of the development upon the Green Belt. Firstly, the original application for the building was considered and approved by the Ruislip/Northwood Planning Committee on the 20th November 2001 and although it was considered to represent 'inappropriate development' since the latest changes had been made to PPS2, it was considered that the building was acceptable in Green Belt terms.

There has been no material change in Green Belt policy or circumstances on site since the previous officer's report on the original application (10795/APP/2001/1600) to suggest that the building is no longer appropriate. Furthermore, the building has been erected and has been on site for more than 4 years. As such, the building is immune from enforcement action, which is an important material consideration.

Turning to the second reason for refusal of the previous application (10795/APP/2009/1560) to retain the building without complying with the original condition controlling pupil and staff numbers which concerned the intensification of the use, a detailed analysis of the green belt issues surrounding this application has been submitted as part of the Design and Access Statement. The statement advises that since the previous application was refused, the School has undertaken a number of initiatives. The first of these is the implementation of the School Travel Plan which has produced a 7.7% reduction in pupils travelling by car, hence reducing any impact associated with the 'intensification' permitted by this application. Other green travel initiatives have sought to reduce the impact upon Potter Street Hill and the site as a whole. The School, following discussions with the Council's Landscape Officer, has also planted an area of replacement landscaping on the western boundary of the site which assists with screening from adjoining residential properties.

The Statement goes on to advise that with only 1.7ha or 14% of the 12.4ha site containing buildings and hard surfacing, with the remainder of the site providing playing fields (3.9ha or 31%) and areas of nature conservation and woodland (6.8ha or 55%), the site is predominantly open in character. Considering the purposes of including land within the



Green Belt as set out in PPG2, the site helps to prevent the unrestricted sprawl of neighbouring urban development and the undeveloped parts of the site have safeguarded the land from encroachment. The statement goes on to advise that the site also contributes to the positive roles land within the Green Belt can perform, namely that the school provides access to open land for the urban population (albeit on a controlled basis) and opportunities for outdoor sport and recreation. The positive management of the site by the school also ensures that an attractive landscape is maintained which contributes positively to the visual amenity of the area and the site's ecological and nature conservation interest.

As it is accepted that the existing building, previously approved by the North Planning Committee on the 20th November 2001 has been on site for more than 4 years, the reason for refusal of the previous application seeking to retain pupil and staff numbers only involved the intensification of the use of the site. To this end, the statement breaks down the impact of intensification into three categories, namely (i) the physical presence of more people on the site, (ii) the physical presence of more cars on site, and (iii) the increase in traffic generation and the 'appearance' of this traffic within the Green Belt.

The statement takes these in turn and considers whether individually or cumulatively they render the application proposal 'inappropriate development' resulting in harm in principle for which very special circumstances needs to be demonstrated, whether there is any harm in practice and if either of the forgoing do apply, whether very special circumstances do exist. In terms of the mere presence of more children and staff, the statement considers that this by itself, does not constitute 'inappropriate development' under the terms of PPS2. By way of explanation, the statement advises that whilst Green Belt policy discourages development, it also positively encourages the use of the Green Belt by the urban population. Appropriate uses of Green Belt land include 'access to the open countryside' and 'opportunities for outdoor sport and recreation near urban areas'. Given that the proposal does not involve physical works, the statement considers that more pupils and staff at the site would increase the recreational use of the site and would not conflict with the purposes of including the land within the Green Belt in this location. As regards the openness of the Green Belt, the statement advises that the vast majority of schooling takes place inside existing buildings and the increase in pupil and staff numbers are accommodated in these existing buildings. During lessons, there is therefore no discernible impact upon the Green Belt. At breaks between lessons, the majority of pupils are able to use the main playground within the developed part of the school site which is well screened from the wider Green Belt. If pupil numbers were to reduce from 405 to 350, the number using the playground would perhaps reduce in a similar proportion, but this would have to be viewed in the context of the playground only being used during restricted times of the day. Such a reduction would have no discernible beneficial impact upon the openness of the Green Belt since the visual appearance of an additional 50 or so pupils would not be readily apparent. The playing fields of the school are intermittently used for games both within the school day and extra-curricular activities. The use of the playing fields is consistent with the character of the land and Green Belt policy and the level of use is unlikely to be much altered with 350 pupils as opposed to 405 pupils. For these reasons, this aspect of the increased use of the site does not harm the openness or the purpose of the Green Belt and by definition, does not need a case of very special circumstances to be acceptable.

As regards staff parking, the statement advises that the increase from 40 to 65 FTE staff might represent an increase in 15 more cars on the site. This level of increase cannot in itself be considered to adversely affect the purposes of this part of the Green Belt or impact upon its openness, given that the parking areas already exist to accommodate the

existing staff cars and no new areas have been created to accommodate the increased number of staff. Furthermore, the main staff parking area is located within the developed area of the school and the only areas that are not sited between buildings are five approved spaces located to the south of the Junior Block and a total of six or so spaces along the access road from Wieland Road, the only part of the school site which does not form part of the Green Belt. Retention of existing staff numbers therefore causes no harm to the openness of the Green Belt.

As regards the impact of traffic generation upon the Green Belt, the statement advises that Potter Street Hill is an established highway which forms a developed feature within the Green Belt which also provides access to a number of residential properties and a golf club. The road contributes very little to the objectives of the Green Belt and any change in traffic associated with increased pupil numbers cannot be construed as harming the contribution made to Green Belt objectives by the school site. Parking for parents is provided with the dual use playground adjoining Potter Street Hill and is not prominent in any wider views of the Green Belt. The use of the playground for morning drop off and afternoon pick up is transitory, as is any impact upon the Green Belt. The difference between the amount of peak parking demand in relation to the existing number of pupils as opposed to 350, as set out in the Transport Statement, would be 9 cars, reducing from 66 to 57. This peak lasts for a very short period and would have no discernible impact upon the Green Belt. The Statement concludes by stating that the proposed development has had little impact upon the openness or the visual amenities of the Green Belt.

Given the detailed assessment above, officers consider that the increase in pupil and staff numbers has had little impact upon the openness and visual amenities of the Green Belt. The development is considered to comply with Policy OL4 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2009) and PPG2: Green Belts.

#### **7.06 Environmental Impact**

Not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

The single storey building is well screened by surrounding buildings to the south and east and has been recessed into the sloping ground level to the north and west. It harmonises with the scale and design of surrounding school buildings. No objections were previously raised as regards the impact of the building on the character and appearance of the surrounding area and none are raised now. As such, the building complies with policies BE13 and BE15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.08 Impact on neighbours**

The previous report stated that the extensions is well screened from nearby residential properties to the west, and Potter Street Hill is densely lined with trees which obscure views of the school from the east. The nearest residential property on Woodgate Crescent to the west is over a 100m from the single storey building which is screened by existing school buildings. To the north, there is only one house with a view over the school complex, in particular the area of the extension. This property, known as Gatehouse is over 80m from the extension and sited on higher ground, with the nearest part of its rear garden boundary over 55m away, separated by the school's cricket pitch. To the east, the nearest residential property is 70m away. The extension, due to the sloping levels, has also been set into the ground on its northern and western edges, with planting provided above, beyond the retaining walls. As previously concluded, the building has no impact upon the amenities of surrounding residential properties.

The additional pupil and staff numbers has not generated any significant additional noise,

fumes, smells and general disturbance as would be generated by the school site with the authorised numbers of pupils/staff numbers and the background traffic volumes on surrounding roads to justify a refusal of permission. The Council's Environmental Protection Unit previously confirmed that there have not been any complaints concerning noise and disturbance generated by pupils at the school in the last 5 years. Furthermore, the adjoining properties, certainly on the opposite side of Potter Street Hill tend to be large detached properties on substantial plots that generally have generous off-street car parking provision available. Wider traffic issues have been dealt with at Section 7.10 below. As such, it is considered that the increase in pupil and staff numbers has not resulted in a loss of residential amenity to surrounding properties. The application thus complies with policies BE19 and OE1 of the adopted Unitary Development Plan 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**

This application has been supported by the submission of revised Planning, Access and Design and Transport Statements. In response to criticisms by third parties on the previous application, when a traffic survey was conducted on only one day (Tuesday 19th May 2009), the revised Transport Assessment bases its assessment on two three day survey periods, Tuesday 28th June to Thursday 1st July 2010 and Tuesday 28th September to Thursday 30th September 2010 within the summer and autumn terms respectively.

The Transport Assessment advises that there are 50 marked parking spaces within the vicinity of the school buildings, 5 of which are for visitors, and a further 18 unmarked spaces around the buildings which are available for staff parking. A staff surveys taken on the 16th November 2009 identified 51 staff cars parked on site and a staff survey undertaken as part of the January 2009 Travel Plan identified that 81% of staff drove to work. On this basis, 58 spaces would need to be on site to satisfy staff demand for parking if all staff were present at once. The 63 spaces are therefore adequate to satisfy staff demand. The Highway Engineer does not raise any objection with this assessment.

Although the survey equipment recording drop off and pick up movement on Sandy Lane on one of the survey days (30th September) was faulty, the Highway Engineer advises that the sample size of the other survey readings provides adequate confidence in the survey results. These surveys demonstrate that traffic queues do build to access the main Potter Street Hill entrance to the school, both during morning and afternoon peaks, and that these queues vary substantially, so that on one afternoon, there was no queuing, whereas the maximum queue length recorded was 20 vehicles. Similarly, parking by parents/carers on Potter Street Hill dropping off and picking up children also varies considerably, ranging from 0 to 18 vehicles at any one time. However, the queues quickly dissipate. The Council's Highway Engineer advises that the survey and observations of the Transport Assessment assert that there are no severe congestion problems as a result of the current levels of activity at the school. Furthermore, unlike a development proposal, traffic associated with this development is already on site and the Council's Highway Engineers have witnessed this during the peak morning and afternoon drop off and pick up periods and generally confirm the findings of the Transport Assessment that the majority of car parking associated with the school takes place within the site and the limited overspill parking and queuing that does take place does not cause highway safety issues and/or access problems for adjoining residents.

The Highway Officer concludes that the traffic associated with 55 pupils and 25 members

of staff in terms of the impacts of any additional parking demand and additional traffic on the local highway network are considered to be insignificant. No highway objection is raised subject to conditions restricting current levels of pupil and staff numbers, restricting any staff parking within the car park fronting Potter Street Hill, drop-off and pick-up management plans and provision of a minimum 30 spaces for cycle storage. As such, the development is considered to comply with policies AM7(ii), AM9 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009)

#### **7.11 Urban design, access and security**

Urban design is dealt with at Section 7.07 above. Access is dealt with in Section 7.10 above and as an extension to the school, there are no additional security considerations.

#### **7.12 Disabled access**

The extension, including the provision of an access ramp was previously considered to provide adequate facilities for people with disabilities. As the building has already been built on site, no objections can be raised now to the disabled facilities provided. As such, the scheme complies with policy R16 of the adopted Hillingdon Unitary Development Plan, Saved Policies (September 2007).

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

Parts of the school grounds to the south of the main area of school buildings are designated as a Nature Conservation Site of Borough Grade II or Local Importance. The school extension has not involved and has not been sited close to this designated land. Furthermore, the additional activity at the school represented by the increase in pupil and staff numbers over and above the levels authorised at the November 2001 committee is not likely to have had a demonstrable adverse impact upon the ecology of this area. Although it appears that the school had previously removed a number of trees, these were on the western side of the school, away from the extension and designated nature conservation site and as such, formed a separate matter. However, a replacement planting scheme has been introduced. The development is considered to comply with policy EC2 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.15 Sustainable waste management**

Not applicable to this application.

#### **7.16 Renewable energy / Sustainability**

The development is for a school extension that has already been built on site, in accordance with the relevant Building Regulations in place at the time. The extension makes appropriate use of natural lighting and is considered to comply with policy 4A.7 of the London Plan (February 2008).

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

See Section 7 above.

#### **7.19 Comments on Public Consultations**

The issues raised by the objectors have been considered in the main 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**

The school do advise of the potential difficulties which would be experienced in terms of having to reduce pupil and staff numbers. Potentially, pupils would suffer if they had to re-locate and with reduced income, the school would not be able to subsidise places at the school for the less affluent and capital investment at the school would reduce. School also advise that staff numbers could not be significantly reduced as only class sizes would reduce, not class numbers. Furthermore, pupils would need to re-locate and it would appear that there is no existing spare capacity in the state and private sectors in this vicinity. These are material considerations that need to be weighted against any perceived benefits for the Green Belt and road safety of refusing the 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**

#### **10. CONCLUSION**

This application effectively demonstrates that the retention of current pupil and staff numbers at the school has had little adverse impact upon the visual amenities and openness of the Green Belt and has not resulted in conditions prejudicial to highway and pedestrian safety.

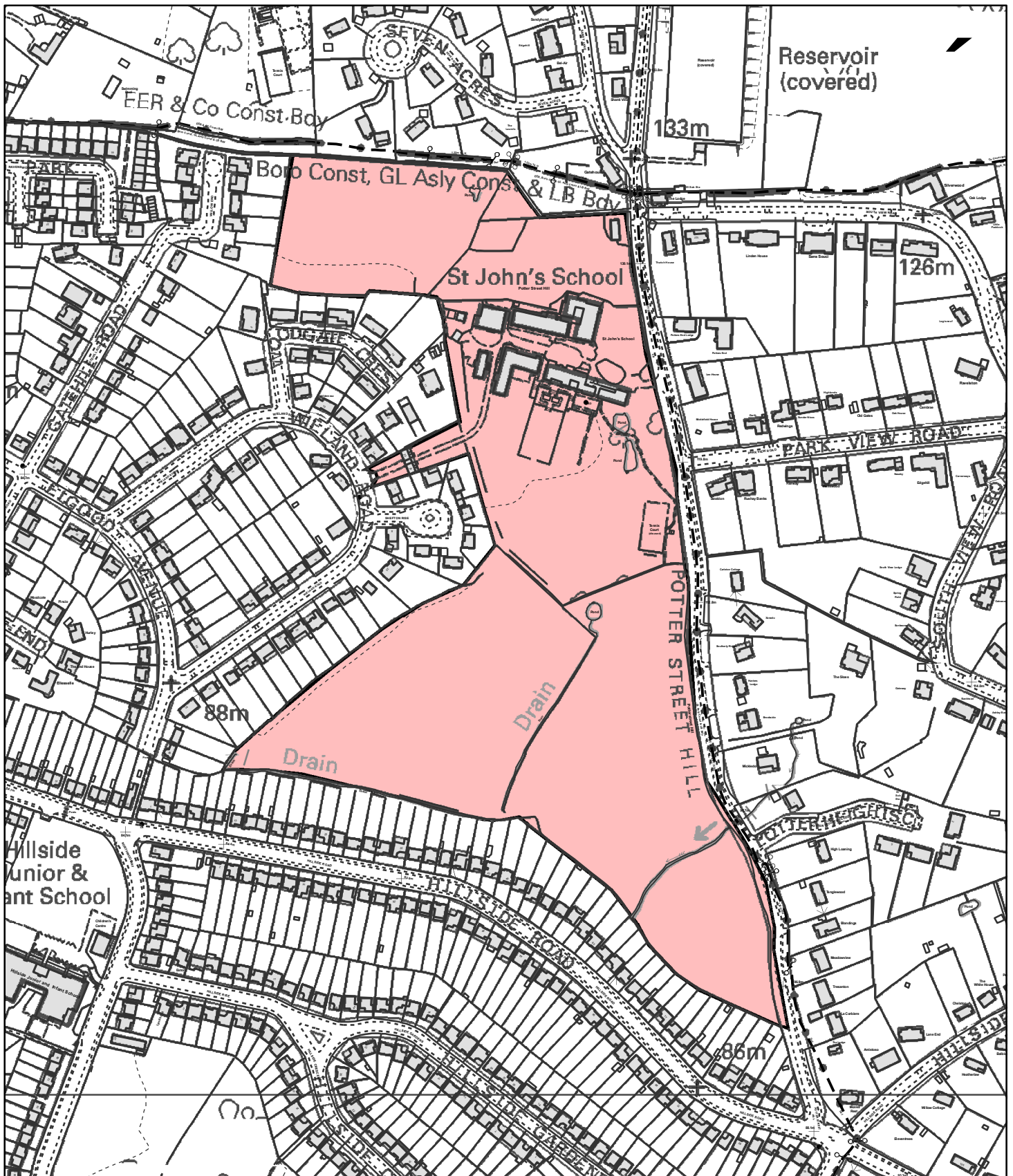
Furthermore, the limited impact of retaining current pupil and staff numbers at the school has to be considered against the potential adverse impacts of refusing the application for the pupils, staff, school and wider community and the difficulties that might be experienced in terms of providing alternative school accommodation.

## 11. Reference Documents

Planning Policy Statement 1 (Sustainable Development)  
PPG2 (Green Belts)  
The London Plan (February 2008)  
Hillingdon Unitary Development Plan Saved Policies (September 2007).  
Consultation responses  
Planning history

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**St. Johns School,  
Potter Street Hill,  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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

Planning Application Ref:  
**10795/APP/2011/91**

Scale  
**1:4,000**

Planning Committee  
**North** Page 121

Date  
**February 2011**



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement

**Address** ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD

**Development:** Retention of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet, without complying with condition 4 of planning permission ref. 10795/APP/2001/1600 dated 21/11/2001 (which limits pupil numbers at the school to 350 and staff to no more than 40) to allow the retention of the current numbers of 405 pupils and 65 full-time equivalent staff (Retrospective Application).

**LBH Ref Nos:** 10795/APP/2009/1560

**Drawing Nos:** 002  
Planning Statement  
Transport Statement  
Supplementary Statement on Staff Parking  
Letter dated 13th October 2009  
E-mail dated 8th December 2009  
E-mail dated 10th December 2009  
E-mail dated 15th March 2010  
Letter dated 26th January 2010  
4779/N/011 Rev. A  
SJS/PrP. 200.01  
SJS/PrP.200.02  
SJS/PrP. 200.03  
SJS/PrP. 200.04A  
SJS/PrP 200.05A

<b>Date Plans Received:</b>	17/07/2009	<b>Date(s) of Amendment(s):</b>	19/07/2001
<b>Date Application Valid:</b>	17/07/2009		17/07/2009
			14/10/2009
			17/11/2009
			08/12/2009
			10/12/2009
			01/02/2010
			15/03/2010
			22/03/2010

### 1. SUMMARY

Members may recall that this application was deferred from the North Committee meeting on the 22nd December 2009 in order to allow a new report to be prepared, incorporating all the information contained in the Addendum Sheet and to ensure that all policies are considered that are relevant to this retrospective planning application.

This application originally sought to vary condition 4 attached to planning permission dated 21st November 2001 (ref. 10795/APP/2001/1600) for extensions to the school to allow existing pupil and staff numbers to be retained at their current levels, namely 405 pupils and 65 full time equivalent staff as compared to the 350 pupils and 40 full time staff equivalent stipulated by the condition. It would appear that since the extension was completed, at no time has the school been in compliance with this condition, having had similar pupil and staff numbers to the current situation for at least the last 5 years.



Following Legal Officer advice, given the school's non-compliance with this condition, the original permission cannot be relied upon to authorise the building works and the extension has to be considered anew, albeit the building has been on site for over 4 years and is therefore immune from any enforcement action. The application's description has been amended and a further round of public consultation carried out.

As previously considered at the Ruislip/Northwood Committee meeting on the 20th November 2001, although the building did not accord with the 1995 changes to national Green Belt policy and would not constitute exceptional circumstances to justify development in the Green Belt, the proposed single storey extension was not considered to significantly harm the open character of the Green Belt. Furthermore, the 2001 report considered that residential amenity and the safety and free flow of traffic on neighbouring roads would not be affected, subject to appropriate conditions.

The condition restricting pupil and staff numbers was only applied due to highway safety concerns. The school's non-compliance with the condition has enabled the impact of the increased numbers on highway safety to be studied. The findings of the Traffic Statement, based on traffic surveys conducted at the school have been assessed on site at peak times by the Council's Highway Engineers and they concur with the observations and conclusions of the Traffic Statement, namely that existing traffic conditions on the surrounding roads are acceptable in terms of highway safety and therefore any additional impact associated with the increase in pupil and staff numbers has not been significant.

Also, the increase in pupil and staff numbers over and above that of the 2001 permission is not considered to have been harmful to the openness of the Green Belt or the residential amenities of surrounding occupiers, given that the majority of activities take place within existing school buildings.

The school has also now offered a S106 Agreement that would restrict pupil and staff numbers to 405 pupils and 65 full time equivalent staff. It is recommended that approval be granted subject to the legal obligation.

## **2. RECOMMENDATION**

**That delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to the following:**

**1. That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:**

**(i) that the number of pupils enrolled with the school for attendance at the school site for educational purposes shall not at any time exceed 405 in aggregate (excluding pupils enrolled for attendance in the future and former pupils);**

**(ii) that the number of members of staff engaged to provide services to the school at the school site shall not at any time exceed the equivalent of 65 full-time members of staff; and**

**(iii) that not later than one calendar month after the beginning of each academic year the school will notify the Council in writing of the number of pupils as described in 1.1 and the number of members of staff engaged for that academic year as described in 1.2.**

**2. That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.**

**3. If the S106 Agreement has not been finalised within 6 months, the application to be referred back to the Planning Committee for determination.**

**4. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.**

**5. That on completion of the S106 Agreement, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers.**

**6. That if the application is approved, the following conditions and informatives be attached:**

**1 NONSC Non Standard Condition**

The total number of pupils at the school shall not exceed 405 and the total number of staff shall not exceed 65 full-time equivalent.

**REASON**

To prevent the generation of additional traffic that could give rise to problems of safety and congestion on the surrounding roads, in compliance with Policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2001).

**2 NONSC Non Standard Condition**

The temporary car park/playground adjoining and accessed from Potter Street Hill shall not be used for staff parking.

**REASON**

In order to comply with the terms of this application in order to ensure that highway and pedestrian safety is not prejudiced, in compliance with policy AM17(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

**3 MCD1 Ancillary Uses**

The building hereby permitted shall be used only for purposes ancillary to the school and shall not be used by the general public.

**REASON**

To prevent the generation of additional traffic giving rise to problems of safety and congestion in Potter Street Hill, in accordance with policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 NONSC Non Standard Condition**

Within 1 month of the date of this permission, details of covered and secure cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved provision shall have been implemented on site within 3 months from the date of this permission and thereafter permanently retained.

**REASON**

To ensure that appropriate cycle parking facilities are provided, in accordance with policy AM9 of the adopted Hillingdon Unitary Development Plan Saved Policies (September

2009).

## **5 NONSC Non Standard Condition**

Within 1 month of the date of this permission, details of the opening and closing times of the shared use playground/parents car park shall be submitted to and agreed in writing by the Local Planning Authority. The temporary car park shall thereafter be made available for car parking by parents in accordance with the approved details.

### **REASON**

To ensure that the temporary car parking is available for appropriate periods during the peak morning drop-off and afternoon pick-up periods to safeguard highway and pedestrian safety, in accordance with policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **INFORMATIVES**

### **1 I52 Compulsory Informative (1)**

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

### **2 I53 Compulsory Informative (2)**

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

PPS1	Delivering Sustainable Development
PPG2	Green Belts
LPP 4A.3	London Plan (February 2008)
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
EC2	Nature conservation considerations and ecological assessments
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
R10	Proposals for new meeting halls and buildings for education, social, community and health services
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.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

St John's School is located on the western side of Potter Street Hill, near the top of the hill, close to the borough boundaries with the London Borough of Harrow and Three Rivers District Council. It is on a predominantly steeply sloping site between Potter Street Hill and Wieland Road to the west on the adjoining Gatehill Estate, with views over the lower ground to the south looking across a wide area of London.

The school comprises an original house dating from the 1920s, with purpose built school buildings constructed since 1970 sited towards the north of the site on an approximate 1.05 hectare area of relatively flat ground on which all the existing school buildings are sited. The main vehicular access to the school is also taken at this point from Potter Street Hill, with the main access road crossing the site, which links to Wieland Road through an arched entrance building. School buildings front the access road to the north and south, with a hard-surfaced playground/car-park immediately to the north of the main entrance on Potter Street Hill. The extension, the subject of this application is sited behind the buildings which front the northern side of the access road and the western side of the playground/temporary car park.

The extension is well screened from nearby residential properties to the west and Potter Street Hill is densely lined with trees which obscure views of the school from the east. To the north of the site there is one house with a view over the school complex.

Potter Street Hill is blocked to vehicular traffic at its northern end, adjacent to the northern boundary of the school. From its junction with Hillside Road/Potter Street to the south, the road has a footpath along most of its length on the eastern side, with the exception of a 150m long central section.

The school forms part of the Green Belt as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007). Part of the school grounds to the south also form part of a Nature Conservation Site of Borough Grade II or Local Importance.

#### 3.2 Proposed Scheme

This application was originally submitted as an application to vary condition 4 of planning application ref. 10795/APP/2001/1600 dated 21/11/2001 (which limits the number of pupils at the school to 350 and full time equivalent staff to 40) to allow the retention of the current numbers of 405 pupils and 65 full time equivalent staff at the school. However, as it appears that this condition has not been complied with from the outset, the original permission cannot be relied upon to authorise the extension. The description of development has therefore been amended, and the application now seeks retrospective permission to retain the single storey building for use as an additional classroom and assembly area with library for the pre-prep school, together with a first aid room and staff toilet, while allowing up to 405 pupils and 65 full time equivalent staff numbers at the

school, to enable existing pupil and staff numbers to be retained.

The building is sited to the rear of the school buildings which front the northern side of the access road and also return to front the playground/temporary car park to the east. The building is single storey and comprises an L-shaped main block, with a maximum width of 10.0m and depth of 18.25m and a maximum roof ridge height of 4.3m and 2.7m eaves height. This building projects by approximately 4.6m further north than the adjoining school building. A 6.6m square, 2.7m high flat roofed link extension provides internal access to the building from the adjoining school buildings abutting the playground/car park to the east. The covered play area is sited to the front of the link extension, within the courtyard formed by the surrounding buildings.

A planning statement has been prepared in support of the application. This describes the history of the site. It claims that the school were unaware of the limitations (both to the 10795/APP/2001/1600) and an earlier application (10795/AR/97/436) and cites information supplied in connection with previous appeals and applications on this site as evidence of this. It goes on to say that the breach of condition has persisted for at least 9 years yet no complaints have been made to the LPA or to the School and suggest that this is evidence that pupil/staff numbers have not caused any particular planning or highway issues. The statement assesses the policy framework for considering the application and highlights the negative impacts of not allowing the optimum number of pupils to be taught at the site, disruption to pupils and pupils having to be taught elsewhere, which might increase journey times. The document refers to the Travel Statement and the various initiatives that are being explored as part of the School Plan, such as a mini-bus service, car sharing and encouragement of other transport modes. It re-iterates the findings of the Travel Statement and stresses that the condition was specifically introduced to avoid highway concerns and not as a result of the Green Belt status of the land. The document discusses the social and financial implications of refusing the application.

A Transport Statement has been submitted in support of the application. This provides an introduction to the application, and claims that it was during the process of the application submitted and refused early last year for further extensions (10795/APP/2009/199) when it became apparent that the school was operating in breach of the planning consent granted in 2001. This has been on-going over the last 5 years or so, with around 400 pupils at the school. The statement goes on to provide a brief description of the school, stating that vehicular access to the school is achieved from Potter Street Hill and Wieland Road, with the main access for parents/visitors being off Potter Street Hill. Potter Street Hill has an open staggered priority junction at its southern end with Hillside Road/Potter Street and is closed at its northern end to vehicles. The statement goes on to say that access from Wieland Road is only used by some of the staff who travel to and from the site to the west, with the agreement of the owners of the adjoining Gatehill Estate's private roads.

It goes on to explain that there are two main areas for car parking, a large car parking/playground adjacent to Potter Street Hill and a staff/visitor parking area located in the vicinity of the main building. The playground/car park is opened for parents to park in order to drop off/pick up children at the start and end of school, but is closed during the day to be used as a playground. There are two accesses onto Potter Street Hill. The southern access is used as an entrance into the car parking/playground area as well as an access/egress for staff/servicing using the access road to the staff/visitor parking to the north of the main building. Secondly, there is an exit only to the north of the entrance, directly from the playground and so allows for a segregated in and out movement of

traffic.

Over the last 5 years, pupil numbers have ranged from 395 to 406 in 2008, with staff numbers remaining relatively consistent at around 65 full time equivalent each year. The statement goes on to say that highway records kept by Transport for London and Hertfordshire County Council reveal that there has been no personal injury accidents in the vicinity of the school and during school hours in the last 5 years.

The assessment then goes on to explain the results and conclusions reached on the various traffic surveys that were carried out at various points on Tuesday 19th May 2009. These findings are more fully discussed at Section 7.10 in the report. The Statement concludes by stating that at no time on the day of the survey was there congestion, interruption of the free flow of traffic or an unsafe situation created. Vehicles could turn around at the northern end of Potter Street Hill and when parked on Potter Street Hill, vehicles did not cause problems to other road users and generally tend to park to the north of private accesses and to the south of South View Road at the northern end of the school.

A Supplementary Statement on Staff Parking has also been submitted and again this is discussed at Section 7.10.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

The original application (10795/APP/2001/1600) for the erection of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet was granted on 21st November 2001. Condition 4 of this application states:

The total number of pupils at the school shall not exceed 350 and the total number of staff shall not exceed 40 full time equivalent.

Reason:

To prevent the generation of additional traffic giving rise to problems of safety and congestion in Potter Street Hill.

Other relevant building history at the school:

10795/AJ/91/714 - Erection of a two storey classroom block (including staff facilities) and associated car parking - Approved 29/11/91.

10795/AN/94/972 - Details of scheme of landscaping in compliance with condition 5 of planning permission ref. 10795/AN/94/872 dated 29/11/91 - Approved 23/06/94.

10795/AR/97/436 - Erection of a part two storey, part single storey detached building to provide assembly hall, four new classrooms, music practice rooms and toilets - Approved 10/06/98.

10795/APP/2009/199 - Erection of a two storey extension to existing junior school block to provide new teaching spaces and associated staff, toilet and cloakroom facilities, and erection of a single storey to dining hall/kitchen facilities to provide new storage and catering staff welfare facilities - Refused 06/04/09.

## **4. Planning Policies and Standards**

## UDP / LDF Designation and London Plan

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

### Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.

### Part 2 Policies:

- PPS1 Delivering Sustainable Development
- PPG2 Green Belts
- LPP 4A.3 London Plan (February 2008)
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- EC2 Nature conservation considerations and ecological assessments
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- 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.
- CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

## 5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- **25th March 2010**
- 5.2 Site Notice Expiry Date:- Not applicable

4th September 2009

## 6. Consultations

### External Consultees

#### ORIGINAL COMMENTS

116 neighbouring residential properties consulted and a site notice posted.

Two petitions, one with 23 signatories, the other with 22 signatories received, the first objecting for the following reason:

'We refer to your notification regarding the above proposed development and as Hillingdon residents wish to lodge our petition of objection to this proposal which could have a substantial impact on the day to day amenity of the residents of the Gatehill Farm Estate either close to or adjoining the boundary of the school.

The applicant has blatantly ignored the planning condition imposed although well aware of its content. The limit has been set by the Local Authority in order to permit the further development in Green Belt land. The applicant has ignored this planning condition as well as other planning conditions. For example, another condition imposed was for landscaping and the erection of screening. The applicant ignored this condition for screening by demolishing 50-60 trees to the west of the site in 2007 prior to seeking further overdevelopment of the Green Belt site and despite letters of enforcement action this breach has still not been rectified. There is also insufficient and otherwise substandard car park arrangement for staff attendance without impinging on playground space.'

The second petition was received after the application was initially presented to committee, but before the application was re-consulted with a revised description. The 22 signatories object for the following reason:

'We refer to your notification regarding the above proposed development and as Hillingdon residents wish to lodge our petition of objection to this proposal which could have a substantial impact on the day to day amenity of the residents of Potter Street Hill.

The application to vary the Condition would effectively mean a 24% increase in the number of pupils and students from the previous limit (340 students plus 39 staff). This would be inappropriate development and therefore harmful to Green Belt land. The increase in numbers of pupils and staff has led to a noticeable increase in traffic and congestion to the detriment of the day to day amenity to residents of Potter Street Hill. A recent example demonstrates the potential danger to the lives of residents as well as road [users] when an ambulance could not reach the passengers of two cars involved in an accident.'

13 individual responses also received (5 being additional responses from same objector), raising the following concerns:

(i) Due to school's location, it attracts a large number of cars to the area. Potter Street Hill is the only road directly servicing the school and is narrow and not designed to carry such traffic. This development exacerbates existing problems of congestion, emergency vehicle access and parking on Potter Street Hill, including blocking private drives and obstruction of pedestrian access. Surrounding roads, such as Sandy Lane and Wieland Road also affected as cars cut through Pinner Hill estate;



- (ii) This is a retrospective application, and ignorance of limitation on pupil and staff numbers is not a valid ground for breaching the condition. This is also hard to believe as the agent who submitted the application in 2001 is still Secretary of the Company for the School and the Headmaster has not changed;
- (iii) Numerous claims made in supporting documentation are refuted, for example that no road accidents have occurred in last five years, current pupil/staff levels have not caused any particular planning or highway issues in the locality and that it was the school that brought the breach to the attention of the LPA. For instance, a family member has been struck recently by a car wing mirror, which was reported to the school and complaints have been made to the school regarding traffic matters and the state of the road caused by coach, service vehicle and car traffic etc has been taken up with the Council;
- (iv) The applicant contends that financial, educational and social considerations are material to the decision but this is refuted and implications are over-stated. For instance, cost of re-schooling 56 pupils to local authorities is exaggerated. School also attracts a considerable number of students from suburban north-west London so that it is misleading to suggest many students would have to travel larger distances if the application were to be refused and this may increase pupil numbers walking to school. St John's has the potential to reduce school numbers by relocating some students to their associated school at Merchant Taylors;
- (v) As regards traffic survey, one survey is not enough, particularly as taken in fair weather and a coach free day. No doubt cars were kept moving promptly to try and create as favourable conditions as possible. Traffic survey also does not contain baseline data to show how traffic has grown since 1997 and does not take into account number arriving via Gatehill Estate entrance;
- (vi) Site is a designated green belt area and Potter Street Hill is a site of nature conservation importance. Applicants contend that reason for condition was only on traffic grounds, but there are other reasons relating to creep/harm to Green Belt. Many additions have been added to the school over the years and question whether many of these approvals were 'appropriate' in green belt terms as have involved disproportionate additions to original school buildings. The footprint of the original building on 1/7/48 was 379m<sup>2</sup> which would allow a total maximum footprint of 570m<sup>2</sup> if the 50% rule applied whereas footprint of current school buildings is 3,371m<sup>2</sup>. This is contrary to policy OL4 of UDP;
- (vii) Remorseless increase in pupil numbers over the years despite restrictions. For instance, in application 1997/436, the school states that school would not increase numbers from 336 pupils and condition added accordingly, but ignored. In terms of the application the school is trying to vary (2001/1600). The schools own records show pupil numbers had breached the 350 limit before the extension was built. By May 2004, pupil numbers had risen to 393, the school itself attributing the rise primarily to the pre-prep class in the new nursery class building allowed under 2001/1600. 2008/720 application for a new classroom block was predicated upon need for an additional 16 pupils. School therefore have no intention of restricting pupil numbers and provide misleading information in applications. In recently refused application in early 2009 (2009/199), applicant admitted that existing facilities were cramped and inadequate for existing number of students (about 405). Pattern emerging - need for further development justified in accompanying application that new facilities would improve facilities for existing pupils and that no increase/only small increase in pupil numbers involved. Once built, more pupils taken on and further need for additional facilities;
- (viii) If the LPA is mindful to grant permission, would need to refer to the secretary of State;
- (ix) Development only for profit;
- (x) Entrance to school should be re-located away from top of Potter Street Hill, with parking provided in lower field;
- (xi) School does not only operate for 39 weeks of the year, activities take place at weekends and during holidays by external bodies;
- (xii) Traffic volumes have resulted in damage to fencing and lamp columns on Potter Street Hill;
- (xiii) Restricting pupil numbers to 350 will provide better space for teaching and learning. Needs and demand of school are proportionate to number of pupils with increased pressure for inappropriate development in the green belt;

- (xiv) Removal of condition will infringe on the right of local residents for a private family life under the Human Rights Act;
- (xv) Unreasonable to try to blame LPA as did not enforce condition.
- (xvi) In the Supplementary Parking Statement, it is not clear where the claimed 62 staff spaces are within the school grounds. Not aware of any planning permission being granted and do spaces satisfy standards? Over the years, applicants have replaced open space with hardstanding. In the variation report considering the refusal of permission in April 2009, the case officer states that 'confirmation is required if they have planning consent for these overspill places'. Applicant's claim that there are the 62 spaces available conflicts with previous applications, where they state that 51 spaces are available outside of the car park. Claim that there are 62 spaces appears wrong and correct number seems to be 51.
- (xvii) There are no cycle spaces. Will their provision as part of the School Travel Plan be at the expense of car spaces?
- xviii) We estimate that there are 4 heavy goods vehicles delivering to the school on a normal working day, but no mention of any provision made within the site.
- (xix) Does the coach parking space satisfy standards?
- (xx) The 2001 application also subject to approval of landscaping plans. It appears that these have not been submitted. In one of documents, recommendation to get TPOs applied to the existing planting screens to the west of the development. This was not followed through.
- (xxi) Case law is cited and there is a requirement to look at all the planning circumstances existing at the time of the determination. It seems that the only or main consideration in arriving at the recommendation is a consideration of highway safety. Inappropriate development in the Green Belt needs to be considered. Now have statements from school stating that current accommodation is cramped and needs up-grading.
- (xxii) In 3.1, school is not well screened from west as trees have been removed.
- (xxiii) In 3.2, report states that some staff travel to the school with the agreement of the owners of the adjoining Gatehill Estate's private roads but there is no such agreement in place and therefore staff are trespassing.
- (xxiv) A proper analysis of the true facts in the supplementary statement further supports need to reduce pupil numbers to 350.

Northwood Residents' Association - No comments received.

Northwood Hills Residents' Association - No comments received.

Gatehill (Northwood) Residents' Association:

- (i) Due to school's location, it attracts a large number of cars to the area. Potter Street Hill is the only road directly servicing the school and is narrow and not designed to carry such traffic. This development exacerbates existing problems of congestion, emergency vehicle access and parking on Potter Street Hill, including blocking private drives and obstruction of pedestrian access. Surrounding roads, such as Sandy Lane and Wieland Road also affected as cars cut through Pinner Hill estate;
- (ii) This is a retrospective application, and ignorance of limitation on pupil and staff numbers is not a valid ground for breaching the condition. This is also hard to believe as the agent who submitted the application in 2001 is still Secretary of the Company for the School and the Headmaster has not changed;
- (iii) The applicant contends that financial, educational and social considerations are material to the decision but this is refuted and implications are over-stated. For instance, cost of re-schooling 56 pupils to local authorities is exaggerated. School also attracts a considerable number of students from suburban north-west London so that it is misleading to suggest many students would have to travel larger distances if the application were to be refused and this may increase pupil numbers walking to school. St John's has the potential to reduce school numbers by relocating some students to their associated school at Merchant Taylors;

(iv) Site is a designated green belt area and Potter Street Hill is a site of nature conservation importance. Applicants contend that reason for condition was only on traffic grounds, but there are other reasons relating to creep/harm to Green Belt. Many additions have been added to the school over the years and question whether many of these approvals were 'appropriate' in green belt terms as have involved disproportionate additions to original school buildings. The footprint of the original building on 1/7/48 was 379m<sup>2</sup> which would allow a total maximum footprint of 570m<sup>2</sup> if the 50% rule applied whereas footprint of current school buildings is 3,371m<sup>2</sup>. This is contrary to policy OL4 of UDP;

(v) Remorseless increase in pupil numbers over the years despite restrictions. For instance, in application 1997/436, the school states that school would not increase numbers from 336 pupils and condition added accordingly, but ignored. In terms of the application the school is trying vary (2001/1600). The schools own records show pupil numbers had breached the 350 limit before the extension was built. By May 2004, pupil numbers had risen to 393, the school itself attributing the rise primarily to the pre-prep class in the new nursery class building allowed under 2001/1600. 2008/720 application for a new classroom block was predicated upon need for an additional 16 pupils. School therefore have no intention of restricting pupil numbers and provide misleading information in applications. In recently refused application in early 2009 (2009/199), applicant admitted that existing facilities were cramped and inadequate for existing number of students (about 405). Pattern emerging - need for further development justified in accompanying application that new facilities would improve facilities for existing pupils and that no increase/only small increase in pupil numbers involved. Once built, more pupils taken on and further need for additional facilities;

(v) Unreasonable to try to blame LPA that they did not enforce condition.

Ickenham Residents' Association - No comments received.

London Borough of Harrow - No comments received.

Three Rivers District Council - No comments received.

## RE-CONSULTATION RESPONSES

117 neighbouring residential properties consulted and a site notice posted. 5 responses have been received, mainly re-iterating original comments, namely:

(i) There is a general presumption against inappropriate development in the green belt. Such development should not be approved except in very special circumstances. Inappropriate development is harmful by definition. The LDF advises that additions to buildings in the green belt should not be disproportionate, considered to be any enlargement of the building over 50% of the original. The original building was 370sq m. The development of 380sq m would be disproportionate and therefore inappropriate.

(ii) There are no special circumstances to support the development. Several Court of Appeal decisions to expand schools in the Green Belt have indicated that factors that are applicable to all or most schools cannot be construed as very special circumstance. Revisions to PPG2 make clear that development by (education) institutions is subject to same controls as other development in the Green Belt. The applicants have made a number of claims of the consequences of a reduction in the numbers of students and staff at the school but need to confine consideration to land use matters. School is also independent outside the remit and responsibility of Hillingdon Council and also provides for children of non-compulsory age groups.

(iii) LPA has duty to ensure that there is no undue intensification or enlargement of buildings within the Green Belt. There is a long history of continuous expansion at the school, amounting to over 2640sq m of built up space, a foot-print almost 700% that of the original building, a significant overdevelopment of the site which is mainly driven by increased pupil numbers.

In addition to current example, the development of the two storey detached building (ref.

10795/AR/97/436) in 1997 lead to 340 pupils at the school 4 years later despite assurances at the time that there would be no additional pupils from the current 320. The January 2009 application was also justified on grounds that existing accommodation was cramped and sub-standard for 21st century learning.

(iv) Greater demand for parking and drop-off areas within the school, increasing risk to users. There have been accidents on Potter Hill Street in past. School attracts a large number of cars due to pupils being drawn from large catchment area with the school's Green Travel Plan showing 80% of pupils coming from outside Hillingdon. Potter Street Hill not designed for such traffic and road is frequently blocked as school refuses to open gates before classes end. Congestion extends to evenings, weekends and school holidays because of out of hours activities. In 2009, a development of 551sq m of additional floorspace (ref. 10795/APP/2009/199) was refused despite school claiming that there was no increase in pupil numbers on grounds of insufficient parking, which will lead to overspill parking. Photographic evidence of existing overspill parking is attached.

(v) School does not comply with LPA standards as regards to marked parking spaces, disabled parking, hard standing areas for loading and manoeuvring space for coaches etc. School has not complied with previous conditions to provide disabled spaces and there are doubts as to whether all the overspill parking spaces have planning consent.

(vi) Detrimental to amenity of adjoining residents on grounds of level of traffic movements, noise, fumes, smell and general disturbance.

(vii) The proposal will damage a Site of Grade II Importance for Nature Conservation. School has already destroyed a line of approximately 50 mature trees and approximately 500sq m of grassland that supported diverse fauna and flora, including foxes, squirrels, rabbits and birds.

(viii) Siting, bulk and proximity of the development would result in a loss of residential amenity due to being overbearing and loss of privacy.

(ix) There are legal precedents which establish that 'the fact that the development has been carried out should not weigh in favour of the applicant'.

(x) Proposal would set undesirable precedent.

(xi) School never ceases to submit applications and is hoping that local residents grow apathetic.

(xii) School should work within consents they have and then apply to go beyond these like everyone else.

Northwood Residents' Association - No comments received.

Northwood Hills Residents' Association - No comments received.

Gatehill (Northwood) Residents' Association:

1. Claim that current administration of the school unaware of restriction on pupil and staff numbers as all planning matters were dealt with through the associated Merchant Taylors School is hard to understand. The Bursar of St Johns School at the time of the 2001 application was also the Bursar and Clerk to the governors of the Merchant Taylors School and he remains an important part of the school's business and administration. The headmaster of St John's School has also been in post since the mid 1990s.

2. It is not reasonable for the applicant to suggest that the LPA should of realised and pursued breach on subsequent applications.

3. The traffic survey which only took place on one day did not mention smaller commercial vehicles and school minibus which invariably use the Wieland Road access. Are there other errors with the survey?

4. Financial implications of complying with condition 4 are disputed.

5. An examination of the planning files shows that previous extensions at the school (10795/AT/97/436 and 10795/APP/2001/1600 refer) were allowed exceptionally on this Green Belt site because of the assurances that were made by the school as to the rationale for the development and that school numbers were only to increase slightly, if at all. This extension was built in 2002 and the Inspection Report two years later attributes the rise in the school roll to 393 to

the introduction of the pre-prep school in the new nursery building, contrary to the school's claim made to justify the extension, that it is not intended to increase pupil numbers at the school, ten at most. The 2008 application for a new 4 classroom block was predicated on need to take on further 16 pupils and to provide better facilities generally. Pattern is emerging whereby school justifies extension by stating only small increase in pupil numbers, and then larger numbers are enrolled which results in need for more accommodation.

6. Breach of planning condition by the school not an isolated case as 40 to 50 cypresses were felled in 2007 which were shown as being retained on approved landscaping plan (application ref. 10795AJ/91/714 and 10795/AN/94/872).

### **Internal Consultees**

#### **HIGHWAY ENGINEER:**

St John's School is located to the west of Potter Street Hill, Northwood and to the east of Wieland Road. Potter Street Hill is a no through road and Wieland Road is a cul-de-sac. The site currently has permission for a maximum of 350 pupils. Consequently the highway comments are based on the impact of an additional 55 pupils and 25 members of staff.

A Transport Statement (TS) has been submitted in support of this application, which suggests that the school currently has 406 pupils and 36 full time and 39 part time members of staff and has been operating at around the level of 400 pupils for the last 5 years.

The main access for parents and visitors is off Potter Street Hill with an in and out arrangement for the car park, which has a total of 53 marked spaces. The southern access is used as an IN and the northern access as an OUT of the car park. This segregated arrangement helps in the movement of vehicles at drop off and pick up times. During peak pick-up/drop times, given the short duration of stay required by parents/carers, additional drivers are able to make use of some unmarked areas and also manoeuvre around the car park.

The applicant has advised that the school has a total of 62 staff car parking spaces spread around the site. A survey carried out on the morning of 16 November 2009 revealed that a total of 51 staff cars were located on site. A staff survey carried out in January 2009 for the Travel Plan which has been agreed with the Council revealed that a total of 81% of staff drive to school, 9% walk to school and the remaining 10% either being passengers or use other modes.

The survey and observations contained in the submitted TS assert that there are no congestion or safety problems as a result of the current levels of activity at the school. The Council's Highway Engineers have carried out site visits during peak morning and afternoon drop-off and pick-up timings and our observations confirm that the majority of the car parking associated with the School takes place within the site, however a few vehicles were seen to park in Potter Street Hill, but these are not considered to cause highway safety issues and/or access issues to other nearby properties.

From the surveys carried out in support of the TS, both in the morning and afternoon periods, no cars were observed stopping and waiting to drop off or pick up either pupils or staff in Wieland Road. The Council's Highway Engineers' site visits also did not observe any related car parking problems in Wieland Road.

The personal injury accidents database for a period of 5 years have been analysed in the TS and confirms that there are no related personal injury accidents reported during this period in the surrounding highway network.

Potter Hill Street has no footway in places. A School Travel Plan has recently been prepared and

agreed with the Council. As part of the School Travel Plan measures, the problem of a lack of a footway on the whole length of Potter Street Hill is being investigated. A pedestrian/cycle route is being considered within the school site to connect the southern end of Potter Street Hill directly with the School.

Queue length surveys carried out at the junction of Potter Street Hill/Potter Street/Hillside Road shows a maximum queue length of 8 vehicles, which dispersed in less than a minute.

Notwithstanding the above, for the additional 55 pupils and 25 members of staff, the impacts of any additional parking demand and additional traffic on the local highway network are not considered to be significant.

In the light of the above considerations, no objection is raised on the transportation aspect of the proposals. Conditions restricting the number of pupils and staff as proposed and restricting any staff parking within the car park fronting Potter Street Hill are recommended to be applied.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The school forms part of the Green Belt. This application seeks to retain a single storey extension to the school which was originally approved by the Ruislip/Northwood Planning Committee on the 20th November 2001. As part of the previous officer's report to committee, reference was made to PPG2: Green Belts which was published in January 1995 and amended in March 2001. The report listed the categories of development that can be considered to be appropriate within the Green Belt and it was noted that the proposal did not fall into any of them. It was therefore acknowledged that the development was inappropriate within the Green Belt and therefore permission should only be granted in very special circumstances. The report went on to refer to a supporting statement, in which the applicants argue that the proposal is for a small single storey extension, located within the curtilage of existing buildings. The statement then goes on to advise of the need for the development and that it is not intended to employ more than one full time and two part time teachers and student numbers will not increase by more than 10. The Officer's report went on to advise that in the light of recent appeal decisions, it was unlikely that special circumstances had been demonstrated. However, the report stated that unlike the appeal cases cited, the proposal involves the construction of a building on a site that is not readily visible from publicly accessible land and is only visible from the one private garden outside the application site. While it would increase the coverage of buildings on the site, the building is single storey and located between two existing buildings that form a courtyard. There is also substantial tree planting along the boundary of the site with the open land to the north, which when grown to full height, will substantially screen the new building. The officer's report concluded that the proposal would not materially harm the open nature of the Green Belt and the tree planting would enhance this aspect.

There has been no material change in Green Belt policy or circumstances on site since the previous officer's report to suggest that the building is no longer appropriate. Furthermore, this permission has been implemented (albeit without complying with condition 4) and the building has been on site for more than 4 years. As such, the building is immune from enforcement action and the school could benefit from the original permission by complying with condition 4. These are material considerations which need to be borne in mind and in such circumstances, no objections are raised to the retention of the building.

### **7.02 Density of the proposed development**

Not applicable to this application.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

The intensification of the use of a site with an additional 55 pupils and 25 members of staff could impact upon the site in Green Belt terms. However, given that this activity would be mainly contained within existing buildings on site, the only impact upon the openness of the Green Belt would be during play/sport periods, periods of movement between buildings and at arrival and departure times. It is considered that the additional activity as compared to the activities associated with the authorised 350 pupils and 40 staff at the school would not be so significant at these relatively infrequent periods of external activity as to justify a refusal on grounds of being prejudicial to the openness of the Green Belt.

#### **7.06 Environmental Impact**

Not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

The previous report considered that the justification advanced for making an exception to Green Belt policy demonstrates that the building has little effect on the visual amenity of the area. On site, the single storey building is well screened by surrounding buildings to the south and east and has been recessed into the sloping ground level to the north and west. It harmonises with the scale and design of surrounding school buildings. As such, the building complies with policies BE13 and BE15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.08 Impact on neighbours**

The previous report stated that the application site was well screened from nearby residential properties to the west, and Potter Street Hill is densely lined with trees which obscure views of the school from the east. The nearest residential property on Woodgate Crescent to the west is over a 100m from the single storey building which is screened by existing school buildings. To the north, there is only one house with a view over the school complex, in particular the area of the extension. This property, known as Gatehouse is over 80m from the extension and sited on higher ground, with the nearest part of its rear garden boundary over 55m away, separated by the school's cricket pitch. To the east, the nearest residential property is 70m away. The extension, due to the sloping levels, has also been set into the ground on its northern and western edges, with planting provided above, beyond the retaining walls. As previously concluded, the building has no impact upon the amenities of surrounding residential properties.

The additional pupil and staff numbers would not generate any significant additional noise, fumes, smells and general disturbance as compared to the use of the school site with the authorised numbers of pupils/staff numbers and the background traffic volumes on surrounding roads to justify a refusal of permission. The Council's Environmental Protection Unit has confirmed that there not been any complaints concerning noise and disturbance generated by pupils at the school in the last 5 years. Furthermore, the adjoining properties, certainly on the opposite side of Potter Street Hill tend to be large detached properties on substantial plots that generally have generous off-street car parking provision available. Wider traffic issues have been dealt with at Section 7.10 below. As such, it is considered that the increase in pupil and staff numbers has not resulted in a loss of residential amenity to surrounding properties. The application thus complies with policies BE19 and OE1 of the adopted Unitary Development Plan 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**

This application has been supported by the submission of a Transport Statement. As part of this assessment, a number of traffic surveys were carried out at various points within and around the school on Tuesday 19th May 2009, when there were no school trips or other activities that would have affected the surveys. The applicants state that the traffic surveys did not take place on more days in order to meet the Council's tight deadline for the submission of the application. These were carried out between 07:00 to 09:30 hours and 14:30 to 18:15 hours and reveal that morning traffic on Potter Hill Street is very 'peaked', with 217 of the total of 226 arrivals at the school car park (96%) occurring between 07:45 and 08:45 hours. This is less pronounced in the afternoon period when 88 out of the total of 274 traffic movements or 32% occurred during the peak hour of 15:30 to 16:30 hours.

The Travel Statement advises that the main car park has a capacity of 53 spaces and during the morning of the survey, this capacity was exceeded only for one 15 minute period starting at 08:15. However, cars 'park' in other areas and also cars manoeuvre around the car park looking for spaces particularly at peak times. In the afternoon, there were four periods when cars exceeded the total number of parking spaces, despite the lesser 'peaked' effect produced by the more staggered finishing times of the school, as some parents arrive early and wait for children to finish before leaving, possibly waiting to collect an older child, finishing later. The majority of this activity is confined within the school grounds, with only 12 vehicles throughout the morning survey period dropping off pupils on Potter Hill Street, with a typical length of stay being less than 5 minutes and 13 vehicles picking up pupils during the whole of the afternoon survey period, although lengths of duration tended to be much longer and tended to be a parent, having picked up a younger child, waiting to collect an older sibling. No cars were observed stopping or waiting to drop off or pick up either pupils or staff in Wieland Road. During the whole of the morning study period, a total of 34 vehicles parked to the north of the bollards accessed via Sandy Lane and 13 vehicles in the whole of the afternoon period.

The junction capacity on Potter Street Hill was also assessed. The survey confirms that the majority of morning and afternoon traffic using Potter Street Hill is associated with the school. From observations, queues generated between 08:05 to 08:40 with queue lengths between 4 and 8 vehicles, with the worst queue lengths dissipating within less than a minute. In the afternoon, there was only one 5 minute period when a queue length of 8 vehicles built up, but again this dissipated in less than a minute. Through traffic on Hillside/Potter Street was not affected.

The Travel Statement concludes by stating that at no time was there congestion, interruption of the free flow of traffic or an unsafe situation on the highway. Vehicles could turn around at the northern end of Potter Street Hill and when parked on Potter Street Hill, vehicles did not cause problems to other road users and generally park to the north of private accesses and South View Road. It is also anticipated that traffic will reduce as the policies of the Travel Plan begin to take effect.

The Council's Highway Engineers have carried out un-announced site visits during peak morning and afternoon drop-off and pick-up times during November 2009 to verify the statements made and conclusions reached in the Traffic Statement. Their observations confirm the conclusions reached in the Travel Statement that the majority of the car parking associated with the school takes place within the school site. A few vehicles were seen to park in Potter Street Hill but this parking is not considered to cause highway



safety issues and/or restrict access to other nearby properties. From the surveys carried out in support of the Travel Statement, no cars were observed stopping and waiting to pick up either pupils or staff in Wieland Road in the morning and afternoon periods and no related car parking problems were observed by the Council's Highways Engineers.

Additional information was requested regarding staff parking at the school, and a Supplementary Statement on Staff Parking has been submitted. This states that there are 65 full time equivalent staff at the school (36 full time and 29 part time), however, part-time staff attendance at the school is dependent upon their responsibilities. Surveys carried out to support the School's Travel Plan suggest that 81% of staff arrive by car, equating to maximum demand of 61 staff parking spaces if all the staff were present at the same time. A car parking plan has been submitted which shows 50 formal parking spaces and 17 informal/access road parking spaces within the school. The amount of staff parking available therefore exceeds forecast demand. A separate parking survey carried out on the morning of 16th November 2009 revealed that 51 staff cars were present on site. The supplementary survey also states that since completing the School Travel Plan, a coach 'drop-off' point has been allocated within the grounds of the school instead of outside the school entrance which will further enhance the movement of traffic. This is also shown on the car parking plan. Since the preparation of the School Travel Plan, the school have confirmed that a foot/cycle path has also been constructed within the school grounds from the bottom of Potter Street Hill to the school buildings, to encourage walking and cycling. The School Travel Plan also has the agreed aim of reducing car usage by 10% from 2009 to 2012 through its School Travel Action Plan.

The Highway Engineer concludes that the existing traffic volumes generated by the school are not prejudicial to highway and pedestrian safety. The impact of the traffic generated by the additional 55 pupils and 25 members of staff in terms of their additional parking demand and additional traffic on the local highway network is not considered to be significant.

The existing staff car parking arrangements within the school site are also satisfactory, given that the parking is not for the general public. Cycle parking provision and the hours of opening/closing of the temporary car park for parent parking have been controlled by condition.

In light of the above considerations, no highway objection is raised subject to conditions restricting pupil and staff numbers and restricting staff parking within the car park fronting Potter Street Hill. As such, the development is considered to comply with policies AM7(ii), AM9 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

#### **7.11 Urban design, access and security**

Urban design is dealt with at Section 7.07 above. Access is dealt with in Section 7.10 above and as an extension to the school, there are no additional security considerations.

#### **7.12 Disabled access**

The extension, including the provision of an access ramp was previously considered to provide adequate facilities for people with disabilities. As the building has already been built on site, and the fall back position is that the school could benefit from the original permission by limiting pupil and staff numbers to comply with condition 4, no objections can be raised now to the disabled facilities provided. As such, the scheme complies with policy R16 of the adopted Hillingdon Unitary Development Plan, Saved Policies

(September 2007).

**7.13 Provision of affordable & special needs housing**

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

Parts of the school grounds to the south of the main area of school buildings are designated as a Nature Conservation Site of Borough Grade II or Local Importance. The school extension has not involved and has not been sited close to this designated land. Furthermore, the additional activity at the school represented by the increase in pupil and staff numbers over and above the levels authorised at the November 2001 committee is not likely to have had a demonstrable adverse impact upon the ecology of this area. Although it appears that the school has removed a number of trees, these were on the western side of the school, away from the extension and designated nature conservation site. This is a separate matter which the school is seeking to address. As such, the development is considered to have complied with policy EC2 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

The development is for a school extension that has already been built on site, in accordance with the relevant Building Regulations in place at the time. The extension makes appropriate use of natural lighting and is considered to comply with policy 4A.7 of the London Plan (February 2008).

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

See Section 7.

**7.19 Comments on Public Consultations**

ORIGINAL COMMENTS

The points raised by the petitioners have been dealt with in the main report.

Points (i) and (v) made by the individual respondents on the initial consultation have been dealt with in the main report. Points (ii), (iii), (iv), (vi), (ix), (x), (xi), (xii), (xiii), (xiv) and (xv) are noted, however, there is the requirement that every application needs to be considered on its individual merits. As regards Point (vii), the school's lack of adherence to the previous conditions restricting staff and pupil numbers is regrettable. However, this application still has to be considered on its individual merits. A S106 agreement restricting numbers is recommended in this instance and is also the subject of a condition.

As regards point (xvi), the 12 individual spaces on the west of the site were granted permission on 23rd June 1994 under application ref. 10795/AN/94/872. Application 10795/APP/2009/513 also shows much of the area around the compound to the northwest of the site to be hardsurfaced. The other parking areas tend to be sited immediately adjacent to the buildings and would not necessarily be subject to planning permission. It is however noted that the application seeking to discharge a landscaping condition in connection with the L-shaped building to the west of the site, granted on 7th July 1999 (10795/AW/98/2328) did show the area to its front as an existing tarmaced car park. As regards the number of spaces that these areas contain, this is addressed in the main report. As regards point (xvii) relating to cycle spaces, this has been dealt with by condition. As regards point (xviii), service vehicles would normally make use of the

circulation space within the school and no specific provision would need to be made. As regards point (xix), the provision made for coach parking is adequate. Point (xx) is not correct, as the 2001 permission did not require the submission of a landscaping scheme. As regards point (xxi), the description of development has been amended and re-consulted on. As regards point (xxii), this is a separate issue. As regards point (xxiii), any trespass issue of staff on adjoining roads is not a planning matter.

## RE-CONSULTATION RESPONSES

As regards the responses to the re-consultation, points (i) to (viii) have been dealt with in the main report and in dealing with the initial points raised and commented upon above. In response to the additional points raised at point (iv), application ref. 10795/APP/2009/199 was not supported by a transport statement, as is the case here, the findings of which have to be considered. In terms of the opening times of the temporary car park, this has been conditioned. As regards point (ix) this is noted and accepted, but with this application, it is an important point of consideration that the building itself is immune from enforcement action due to the '4 year rule' and no action could be taken against the building itself even if this were considered desirable. Points (x) to (xii) are noted but all applications have to be considered on their merits.

### **7.20 Planning Obligations**

The school has offered a S106/Unilateral Undertaking to ensure that the 405 pupil and 65 full-time staff number limit is legally binding upon the school.

### **7.21 Expediency of enforcement action**

Not applicable to this application.

### **7.22 Other Issues**

There are no other relevant issues 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**

This is not applicable to this application.

**10. CONCLUSION**

Although it is regrettable that the school did not fully comply with the original permission, it is considered that there has been no change in policy or site circumstances since the original application was considered in November 2001 (ref. 10795/APP/2001/1600) to suggest that a further permission is no longer appropriate. Furthermore, as the building has been on site for over 4 years, the extension itself is immune from any enforcement action. As the school could benefit from the original permission if it fully complied with the permission, it is just the additional pupil and staff numbers that are relevant to this consideration. In this respect, the additional pupil and staff numbers would not materially harm the Green Belt, or the residential amenities of surrounding residential properties. The Council's Highway Engineer is satisfied that the development would not harm highway safety.

**11. Reference Documents**

Planning Policy Statement 1 (Sustainable Development)  
PPG2 (Green Belts)  
The London Plan (February 2008)  
Hillingdon Unitary Development Plan Saved Policies (September 2007).  
Consultation responses  
Planning history

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230

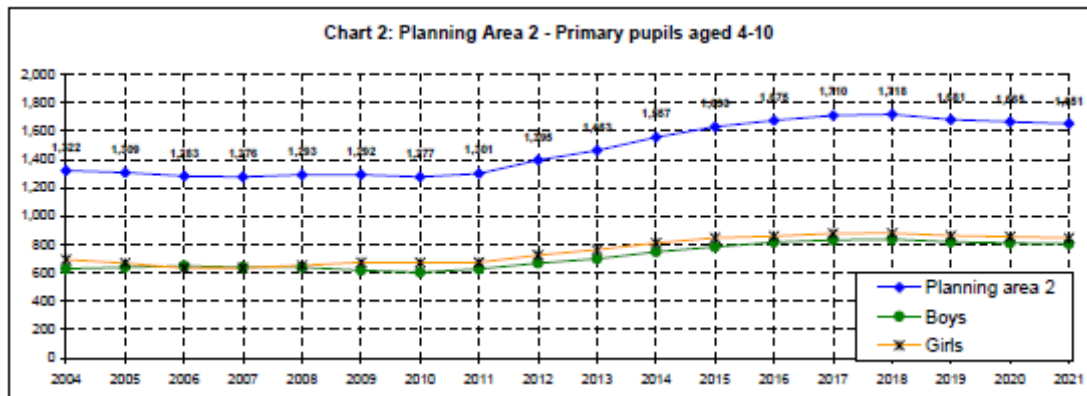
## Appendix B

Table 1

RECORDED BIRTHS IN NORTHWOOD AND NORTHWOOD HILLS										
Born in School Year:	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010
Northwood	111	107	105	98	92	111	126	96	99	105
Northwood Hills	120	125	124	134	124	120	131	134	148	161
<b>Total births in Northwood &amp; Northwood Hills</b>	<b>231</b>	<b>232</b>	<b>229</b>	<b>232</b>	<b>216</b>	<b>231</b>	<b>257</b>	<b>230</b>	<b>247</b>	<b>266</b>

*unconfirmed*

Table 2



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## Report of the Head of Planning & Enforcement Services

**Address** BREAKSPEAR HOUSE BREAKSPEAR ROAD NORTH HAREFIELD

**Development:** Application for alterations to the previously approved scheme for the residential units 1-4 of the enabling development (previously approved within scheme ref: 7610/APP/2002/1816 dated 28/01/2008 for the conversion of the existing Breakspear House to 10 flats, the erection of 7 dwellings and erection of single storey extension to Lower Lodge, incorporating conversion of existing house to 9 flats, erection of 8 dwellings and erection of a two storey extension to Lower Lodge, single storey extension to Upper Lodge together with surface level and underground parking) involving alterations in the internal residential room layouts and the design and layout of the rear gardens.

**LBH Ref Nos:** 7610/APP/2010/2608

**Drawing Nos:** 1677-1380 Rev. D  
1677-A300 Rev. A  
1677-1005 Rev. C  
1677-A314 Rev. A  
1677- SK006 Rev. A  
99225-301 Rev. C  
99225-302 Rev. C  
1677-1352 Rev. C  
1677-1361 Rev. E  
1677-1363 Rev. E  
1677-1364 Rev. C  
99225-303 Rev. B

**Date Plans Received:** 12/11/2010

**Date(s) of Amendment(s):** 10/12/2010

**Date Application Valid:** 09/12/2010

### 1. SUMMARY

The application involves amendments to House Units 1-4 of the enabling development, previously approved on 30 September 2009 (7610/APP/2008/1012).

The approved scheme (ref 7610/APP/2008/1012) is for the conversion of a Grade 1 listed building into 9 apartments with a two storey (one and half height) extension to Lower Lodge, a single storey extension to Upper Lodge, as well as the erection of 8 dwellings with surface level and underground parking.

The current scheme involves proposed alterations to House Units 1-4 (reflected in a more restricted red line demarcating the application site) involving (i) alterations in the internal layouts with bedrooms relocated to the lower ground floor with the main living rooms relocated to the upper ground floor (car park courtyard level), (ii) changes in the garden and introduction of decking serving the houses and individual gardens to the 4 units, and changes to the architectural feature details to the external elevations.

The proposals are not considered to change the fundamental character or merits of the scheme in respect of these particular 4 units or the relationship these houses would have to the wider Breakspear House site. Therefore the scheme is recommended for approval.

## 2. **RECOMMENDATION**

**That authority be given to the Head of Planning, Trading Standards and Environmental Protection, to determine the application under delegated powers, subject to the completion of a Deed of Variation to planning permission Ref: 7610/APP/2008/1012, to be entered into, to insert the new planning reference number into the existing Agreement and subject to the conditions on the original planning permission, in so far that these are still relevant and are still capable of being discharged.**

### **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 NONSC Non Standard Condition**

Notwithstanding the submitted plans, prior to the implementation of the relevant works, details and/or samples of all materials, colours and finishes to be used on all external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- (i) all external joinery,
- (ii) down pipes and flues
- (iii) samples of all materials, bricks, tiles,
- (iv) tile hanging,
- (v) decorative finials, including weather vanes, cupolas
- (vi) window cills and door thresholds for new structures
- (vii) design details of boundary walls, railings and steps

#### **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 NONSC Non Standard Condition**

Notwithstanding the submitted plans, prior to the implementation of the relevant works a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the Local Planning Authority. The boundary treatment shall be completed before the buildings are occupied, or in accordance with a timetable agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

#### **REASON**

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

### **4 OM2 Levels**

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



REASON

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

**5 OM5 Provision of Bin Stores**

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

REASON

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

**6 OM11 Floodlighting**

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and/or in the interests of highway safety [ delete if not relevant ] and London Plan (February 2008) Policy 4B.1.

**7 TL1 Existing Trees - Survey**

Prior to any further work, other than to the Manor House 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) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

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).

**8 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.

### **9 TL3 Protection of trees during site clearance and development**

No additional site works or development shall be carried out until the fencing to protect trees and hedges to be retained 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).

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

Within 3 months of the date of this permission, (or such period as agreed in writing by the Local Planning Authority) a landscape scheme, based on historic research and landscape restoration proposals, providing full details of hard and soft landscaping works shall be submitted for approval in writing by the Local Planning Authority. 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, including kerbing, road surfaces and other finishes
    - Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
    - Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
    - Retained historic landscape features and proposals for their restoration where relevant.
- Schedule of landscape maintenance.

**REASON**

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

**11 TL6 Landscaping Scheme - implementation**

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

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

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

**REASON**

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

**12 DIS1 Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

**REASON**

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**13 H1 Traffic Arrangements - submission of details**

Notwithstanding the submitted plans, prior to works commencing on the enabling development and car parking areas, 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 (where appropriate) 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 pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

#### **14 H11 Visibility at Junctions**

Unobstructed visibility shall be provided and permanently maintained above a height of 0.6 metres from footway level at 2.5 x 90 metres.

#### REASON

To ensure that adequate sight lines are provided and thereafter retained in the interests of highway safety in accordance with Policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan.

#### **15 H16 Cycle Storage - details to be submitted**

No part of the enabling development (units 1-8) hereby permitted shall commence until shall details of covered and secure cycle storage for 17 covered and secure cycle storage spaces 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).

#### **16 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.

**17 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.
- (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 adjoining roads.
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process.

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)

**18 NONSC Non Standard Condition**

Prior to occupation of the development, the boundary wall with the Cottage shall be completed in accordance with the submitted drawings. The agreed works shall be carried out as approved.

**REASON**

To ensure that in the new wall does not harm either Harefield Village Conservation Area or the setting of Breakspear House, in compliance with Policies BE4 and BE10 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**19 NONSC Non Standard Condition**

Prior to any development works relating to the enabling development and car park commencing on site, details of a methodology for the excavation and construction of the new underground car park shall be submitted to and approved in writing by the Local Planning Authority. The agreed works shall be carried out as approved.

**REASON**

To ensure that in the proposed works do not harm either Harefield Village Conservation Area or the setting of Breakspear House, in compliance with Policies BE4 and BE10 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**20 RPD5 Restrictions on Erection of Extensions and Outbuildings**

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

**REASON**

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the

Hillingdon Unitary Development Plan Saved Policies (September 2007).

**21 NONSC Non Standard Condition**

Sample panels of all new facing brickwork showing the proposed brick types, colour, texture, face bond and pointing for the new houses, new bin store structure, boundary walls to new properties and front boundary wall to Brakespear Road, shall be provided on site and the specification approved in writing by the Local Planning Authority before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

**REASON**

To safeguard the special architectural, historic interest and setting of the building, in compliance with Policy BE10 of the Hillingdon Unitary development Plan Saved Policies (September 2007).

**22 NONSC Non Standard Condition**

Prior to the commencement of the enabling development, an Ecological Management Plan shall be submitted to and be agreed in writing by the Local Planning Authority. The Plan should include the recommendations set out in the Protected Species Survey (2007). The scheme shall be carried out in accordance with the approved Ecological Management Plan.

**REASON**

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

**23 AR3 Sites of Archaeological Interest - scheme of investigation**

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

**REASON**

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

**24 NONSC Non Standard Condition**

No development shall take place within the application site until the developer has secured the implementation of a programme of archaeological recording of the standing historic buildings and structures, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

**REASON**

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

**25 NONSC Non Standard Condition**

Prior to the installation of the thermal heat pumps to the new houses and lodges, details of their positions, and screening enclosures shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**REASON**

To safeguard the visual amenities of the area in accordance with Policies BE10 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**26 NONSC Non Standard Condition**

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide a 20% reduction in the sites carbon dioxide emissions through renewable energy generation contained within the submitted report entitled Site Energy Statement Ref: MDH/AE/1975 dated 26/3/2009 shall be integrated into the development and thereafter permanently retained and maintained.

**REASON**

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

**27 NONSC Non Standard Condition**

Development shall not begin until a scheme for protecting the proposed development from road traffic and air traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such of the following measures as are agreed with the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

**REASON**

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic and air traffic noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

**28 NONSC Non Standard Condition**

Prior to any excavation or construction works related to the new underground car park and enabling blocks hereby approved, details of the method of protection of the house, Dovecote shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the underpinning and stabilisation of the Dovecote, retaining walls and garden walls. The protection works during the excavation and construction phases shall be carried out as approved.

**REASON**

To ensure that no damage is caused to the listed structures , in accordance with Policy BE8 of the Hillingdon Unitary development Plan Saved policies (September 2007).

**INFORMATIVES**

1

It is acknowledged that conditions 4 (floor levels), 4 (ground levels and proposed floor levels) 5 (storage of refuse bins), 7 (site levels and routes of over/underground works and lines), 13 (traffic arrangements), 15 (secure cycle storage), 17 (construction management plan), 21 (samples panels of brickwork), 23 (programme of archaeological investigation), 24 (programme of archaeological recording), 27 ((protection from road and air traffic noise have been discharged (refs: 7610/APP/2009/2499 and 7610/APP/2009/2205). You are advised that this consent does not override those approved details.

## **2 152 Compulsory Informative (1)**

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

## **3 153 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.

PR19	Development proposals for Breakspear House
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

## **4**

The historic buildings are of intrinsic archaeological interest and any alteration or demolition of the historic structures should be recorded before they are damaged or destroyed by the development hereby permitted. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.

## **5 113 Asbestos Removal**

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

## **6**

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.

## **7 112 Notification to Building Contractors**



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

**8**            113            **Asbestos Removal**

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

**9**            114            **Installation of Plant and Machinery**

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

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

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

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

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

**10**           115            **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

**11**           119            **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).

## **12            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.

## **13            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](http://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](http://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](http://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](http://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.

#### **14 I35 Res. Dec's in Harefield - Prox. to Denham Aerodrome**

The applicants are alerted to the fact that Denham Aerodrome's hours of operation are normally between 07.00 hours and 22.00 hours with exceptional and medical flights permitted at any time.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

Breakspear House is a Grade 1 listed building and is located on the south western side of Breakspear Road North approximately 1 kilometre to the south east of Harefield Village. The site of this application is contained within a small part of the grounds of Breakspear House and formed a part of the site of the approved scheme for enabling development in relation to the main house. The red line that defines the development site is located immediately to the west and south of the northwest facing flank wall elevation of the 3 storey listed Breakspear House. The site is located on land between the main house and the historic walled garden and is on the site of historic single storey outbuildings that have been demolished. The site is presently a construction site with building works taking place in respect to the previously approved scheme in respect of the part excavated car park building and Houses 1-4 of the enabling development.

A major feature of this area of the grounds of Breakspear House is the substantial changes in levels from east to west. The ground floor of the main house is approximately 4 metres below the floor level of the former outbuildings to the west of the main house. To the south of the house this change in levels is maintained by a retaining wall and to the north the slope rises towards both the tarmac area in front of the former outbuildings and the Dovecote. The floor level of the Dovecote is approximately 6 metres above the ground level of the main house.

#### **3.2 Proposed Scheme**

The proposed scheme is an amendment to the approved scheme (7610/APP/2008/1012) that embraces the whole of the Breakspear House site and involves alterations solely to House Units 1-4. The proposals involve alterations to the internal layouts with bedrooms relocated to the lower ground floor with the main living rooms relocated to the upper ground floor (car park courtyard level). The proposed scheme would involve the loss of the 5th bedroom for each unit, as the 3 non-master bedrooms in comparison to the approved scheme are made larger. Externally the changes involve the introduction of decking in rear gardens serving the houses and changes to the feature details to the external elevations of the houses involving less decorative brickwork and feature detailing surrounding the windows.

The proposed scheme also proposes a minor revision to the detailing of the stairs linking the upper deck of the car park to flat Unit 8 within Breakspear House itself and the retention of an original wall (serving approved bin stores) that was to be originally demolished under the approved scheme. The current scheme will involve no alteration to the height, bulk, design of roof or footprint of the houses or to the car park and does not involve any change to the number of residential units.

#### **3.3 Relevant Planning History**

7610/APP/2008/1012 Breakspear House Breakspear Road North Harefield

Amendments to planning permission ref.7610/APP/ 2002/1816 dated 28/1/2008 (Conversion of existing house to 10 flats, erection of 7 dwellings and erection of single storey extension to Lower Lodge), incorporating conversion of existing house to 9 flats, erection of 8 dwellings and erection of a two storey extension to Lower Lodge, single storey extension to Upper Lodge together with surface level and underground parking.

**Decision:** 20-08-2009 Approved

### **Comment on Relevant Planning History**

Breakspear House and the Dovecote are included within English Heritage's Building at Risk Register 2001. This register is a working tool, helping to define the scale of the problem, and to prioritise action by English Heritage, local authorities, building preservation trusts, funding bodies and everyone who can play a part in securing the future of these outstanding and irreplaceable parts of our heritage.

Breakspear House was identified as being structurally sound, but in need of minor repair as a result of a lack of general maintenance. The Dovecote was identified as a structure with deteriorating masonry and general deterioration of most elements of the building fabric, including external joinery. In the register, in terms of priority action, they are classed as 'C' which means they are slowly deteriorating. In exercising the approved scheme (7610/APP/2008/1012) and the related listed building consent (7610/APP/2008/1478) the fabric of the main house has been brought up to an excellent external standard of repair with work on going in respect of repairs and adaptation of the interior to serve as separate residential units.

Since the Buildings at Risk Register was compiled in 2001, both Breakspear House and the Dovecote had experienced rapid deterioration in the fabric of both buildings. Substantial cracks appeared and there were substantial problems regarding water penetration to both structures. This increase in deterioration was the result of the long-term neglect of these buildings. Given these problems, it became imperative that the long-term survival of these buildings be secured. Breakspear House will remain on the register of Buildings at Risk Register until the completion of the building works, the discharge of related planning and listed building conditions and the written agreement by the local planning authority of a satisfactory implementation of the measures required under the section 106 including a satisfactory on-going site management plan.

Planning permission was granted in August 2009 (ref: 7610/APP/2008/1012) for the conversion of the existing house to 9 flats, erection of 8 dwellings and the erection of extensions to the lodge buildings, with new parking (involving demolition of existing outbuildings). Listed building consent was also granted for the works set out above.

The conversion of the main house involves significant changes to the internal arrangement of the house, with new partitions, new openings in existing walls and existing openings closed.

The proposed new dwellings ('enabling development') are split into three blocks. Units 1-4 are a terrace of 4 x 5 bedroom houses over 2½ levels (located to the west of the main house), backing onto the proposed underground parking. This terrace is 28.8 metres long by 8.4 metres deep, resulting in a footprint of 253 sq. metres. The front of the block at ground floor would be at the same level as the first floor level of the main house with

sunken rear gardens at the ground level of the main house. The terrace is therefore, single storey at the front and 2½ storey at the rear.

Units 5-8 comprise two pairs of 2½ storey semi-detached 5 bedroom houses with a total footprint of 390 square metres and floor area of 872 square metres. Each pair of semis is 13 metres wide by 7.5 metres deep and would be located 60 metres to the west of the main house. The terrace and semi detached dwellings will form a courtyard development enclosing surface and underground parking. Access to the underground parking is via a new tower to replicate the dovecote, which provides access at the lower level.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.
- PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.

Part 2 Policies:

- PR19 Development proposals for Breakspear House
- BE4 New development within or on the fringes of conservation areas
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

#### **5. Advertisement and Site Notice**

**5.1 Advertisement Expiry Date:- 2nd February 2011**

**5.2 Site Notice Expiry Date:- Not applicable**

#### **6. Consultations**

##### **External Consultees**

The application was advertised in the local press and a site notice was displayed. Consultation letters were sent to the owner/occupiers of 11 adjoining properties, Harefield Tenants and Resident Association, Ickenham Residents Association, Harefield History Society and Harefield Area Conservation Panel. No responses were received.

English Heritage: Do not wish to offer comments on this occasion, other than the application should be determined in accordance with national and local policy guidance and on the basis of specialist conservation advice.

## Internal Consultees

### CONSERVATION OFFICER:

PROPOSAL: Alterations to units 1-4, including a deck to rear of the units, new staircase between house and courtyard and changes to bin store adjacent to the house.

COMMENTS: The revised drawings are acceptable in principle and accord with the pre-application discussions. It is considered that the changes to the rear of the units would improve their overall appearance and reduce their impact on the setting of the garden front of Breakspear House. Overall, the changes create a terrace of buildings that appear less like town houses and more like the original outbuildings that stood in the courtyard adjacent to the house. The detailed design and materials of the bridge link and staircase between the courtyard and the main house need to be agreed by condition.

The changes to the bin store area and enclosure allow an existing brick wall adjacent to the main house, uncovered during the works, to be retained. This is to be welcomed in listed building terms.

Conditions: The same conditions as attached to the originally approved scheme (re these units) need to be attached to this application if approved and these should also cover:

- Details repairs to the brickwork of the bin enclosure
- Samples of the new coping to this area to be agreed
- Details of the design of the gate to the bin store and handrails
- Materials for the surfaces of the decked areas to be agreed

CONCLUSION: No objection subject to the comments above.

WASTE DEVELOPMENT: The plan does show that space has been allocated for a total of 6 x 1,100 litre eurobins. This should provide sufficient waste storage capacity for the development.

TREE & LANDSCAPE OFFICER: There are no trees on the part of the site/scheme (units 1-4) that it is proposed to alter and the landscaping can be dealt with as part of the comprehensive scheme for the whole site, which is subject to a live details application (currently being revised).

So long as the tree and landscape conditions imposed on the main planning permission (Ref: 7610/APP/2002/1816 dated 28/1/2008) and the relevant terms/schedules of the associated legal agreement (and the documents plans submitted/approved in accordance with it) will still apply to this part of the site, which is part built, the (part retrospective) application is acceptable in terms of the relevant tree/landscape policies.

PLANNING OBLIGATIONS OFFICER: Further to the submission of the above application I can advise that a Deed of Variation will be required to hook this additional planning reference into the main S106 agreement.

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

The principle of the development has already been established by virtue of planning permission ref: 7610/APP/2008/1012 dated 21st August 2009. No changes are proposed in the number of residential units or the number of bed spaces, only their location within the units. The current application seeks approval of revisions to the appearance of the building, to the gardens and to the internal layouts.

### 7.02 Density of the proposed development

No changes are proposed to the density of development approved under planning permission 7610/APP/2008/1012.

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

IMPACT ON ARCHAEOLOGY AND THE SETTING OF THE LISTED BUILDING:

It is considered that the changes to the rear of the units would improve their overall appearance and reduce their impact on the setting of the garden front of Breakspear House. Overall, the changes create a terrace of buildings that appear less like town houses and more like the original outbuildings that stood in the courtyard adjacent to the house.

The current application will involve no alteration in the degree or location of excavation required and this amendment scheme would not involve changes to the approved scheme in close proximity to the Dovecote that remains in a poor state of repair but is subject to future repair by existing conditions and the S106 agreement for the site.

### **7.04 Airport safeguarding**

Not applicable to the issues currently under consideration.

### **7.05 Impact on the green belt**

See Section .

### **7.06 Environmental Impact**

Not applicable to the issues currently under consideration.

### **7.07 Impact on the character & appearance of the area**

The impact of the proposal on the Green Belt and Harefield Village Conservation Area were dealt with in the original approved scheme to which this is an amendment. The proposed alterations from the approved scheme (7610/APP/2008/1012) are not of a nature to be considered to have a wide material impact upon the character or appearance of the wider area. As reflected in the comments of the Conservation Officer, the proposed amendments with this application are not considered to have a negative impact in relation to the existing approved scheme for these 4 enabling residential units or the setting of the listed Breakspear House.

Details that will vary from the approved scheme in respect of repairs to the brickwork to the bin enclosure, samples of the new coping to the bin stores, details of the design of the gate to the bin store and handrails, the material for the surface of the top deck car parking areas can be dealt with appropriately through the existing conditions attached to the approved scheme that are also attached to this scheme, should it be approved.

### **7.08 Impact on neighbours**

The proposed alterations within this application from the approved scheme (7610/APP/2008/1012) will not have any adverse impact in terms of potential loss of privacy, overlooking, daylight/sunlight issues to future occupants of the adjoining enabling residential units (Houses No 5-8) or to the future occupants of the flats within the main house. The scheme is in accordance with the provisions of Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant design guidance.

### **7.09 Living conditions for future occupiers**

It is considered that the changes in the internal layouts of the house 1-4 of the enabling development with the relocation of bedrooms to the lower ground floor and the main living rooms relocated to the upper ground floor of the units will provide benefits in terms of the natural light and outlook provided to these main living rooms. The proposed decking at the upper floor level to the rear of the units will reduce to a degree the sunlight and outlook to

the bedrooms at lower ground level. However it is not considered with the excavated element to the rear garden, served by a retaining wall that the alterations will result in an unacceptable standard of amenity to these bedrooms for future occupants of the 4 houses. Indeed the loss of a bedroom to each house compared to the approved scheme should result in a more spacious quality to the remaining bedrooms.

**7.10 Traffic impact, car/cycle parking, pedestrian safety**

No changes are proposed to the parking arrangements previously approved and considered acceptable.

**7.11 Urban design, access and security**

The changes proposed would not impact upon the security of the Units 1-4.

**7.12 Disabled access**

The proposed changes would not impact upon level access between the upper deck car park and entrances to Units 1-4. The development would provide an adequate living environment for future occupiers in terms of accessibility.

**7.13 Provision of affordable & special needs housing**

Not applicable to the issues currently under consideration.

**7.14 Trees, Landscaping and Ecology**

Subject to the tree and landscape conditions imposed on the original permission (7610/APP/2008/1012) and the relevant associated legal agreement no new issues in this respect are raised by the proposed changes.

**7.15 Sustainable waste management**

Subject to the conditions imposed on the original permission (7610/APP/2008/1012) and the relevant associated legal agreement no new issues in this respect are raised by the proposed changes.

**7.16 Renewable energy / Sustainability**

Not applicable to the issues currently under consideration.

**7.17 Flooding or Drainage Issues**

Not applicable to the issues currently under consideration.

**7.18 Noise or Air Quality Issues**

Not applicable to the issues currently under consideration.

**7.19 Comments on Public Consultations**

No written comments received to the application from local residents or amenity societies.

**7.20 Planning Obligations**

The current application is identical to the approved scheme in terms of number of dwellings within this location of the enabling development approved under application 7610/APP/2008/1012 and will not alter the total number of units on site.

The original S106 agreement over the site was dated 12 December 2007, A variation to the S106 was agreed to reflect the amendment to the main scheme (7610/APP/2008/1012) and was signed and concluded on 9 August 2009.

The heads of terms, are as follows:

- A management plan to secure the long term maintenance of both Breakspear House and the Dovecote;
- Structural impact details to ensure the Dovecote is not damaged;
- Legal provisions to secure an appropriate phasing and completion to requisite standards;
- A landscape, restoration and management plan, including detailed proposals, long terms management responsibilities and maintenance schedules for all landscape areas;



- A management plan for blocks A and B including restrictions on the erection of new walls, fences or other structures; and any associated traffic orders or associated works;
- A public access plan to enable public access to approved areas of the site for up to 2 days a year;
- Highway works as to improve the site access;
- Wall works, prior to any demolition and rebuilding of a listed wall that a scheme is submitted and approved detailing how this work will be undertaken;
- A project management and monitoring fee of £1,000 for the management and monitoring of the education contribution paid in May 2008 and which is outstanding.

While an increase in contributions previously agreed is not considered necessary, a proportion of the obligations previously agreed do relate, in part, to the units proposed to be amended by this application. Accordingly the existing S106 agreement must be varied in order to ensure that these requirements are linked to the current application.

Accordingly, it is recommended that the Council approve the application only once the varied legal agreement is in place.

#### **7.21 Expediency of enforcement action**

Not applicable to the issues currently under consideration.

#### **7.22 Other 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**

## 10. CONCLUSION

The revision to the approved scheme are considered to provide a better arrangement of accommodation for future occupants of the Houses 1-4 of the enabling development. The proposed changes to the rear with the introduction of decking is considered to improve the units overall appearance and reduce their impact on the setting of the garden of the listed building. The changes involving a simpler form of architectural detailing to the front elevation of the terraced units overlooking the top decking of the car parking is considered more in keeping with the original outbuildings in this location, which is welcome.

In other respects the scheme is considered essentially identical to the previous scheme other than a welcome retention of an existing wall to serve a bin storage and a proposed minor change in the stairs linking the car parking deck to the main house, the exact details of which are controlled by an existing planning and listed building consent condition relating to the whole scheme (Refs: 7610/APP/2010 and 7610/APP/2010/1478 respectively).

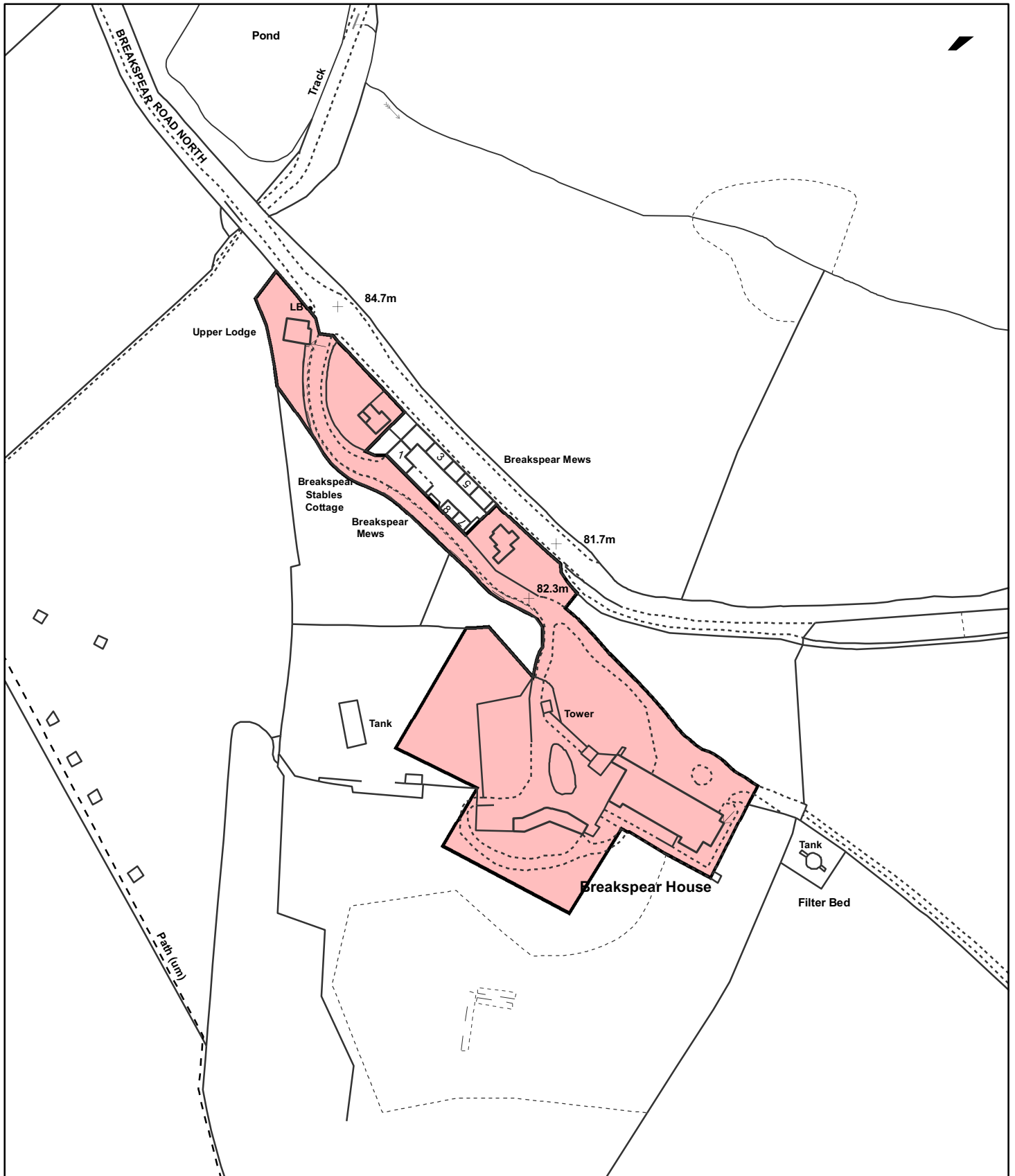
Subject to a variation of the existing legal agreement for the site and subject to the original conditions imposed on the main approved scheme (7610/APP/2008/1012), the development would accord with PR19, BE4, BE10, BE13 and BE38 of the Saved policies of the Unitary Development Plan, September 2007 and is recommended for approval.



## 11. Reference Documents

London Plan Consolidation (February 2008)  
Planning Policy Statement 5: Planning for the Historic Environment  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
Hillingdon Design and Accessibility Statement (HDAS): Accessible Hillingdon  
Hillingdon Design and Accessibility Statement (HDAS): New Residential Layouts  
Council's Supplementary Planning Guidance Planning Obligations Strategy

**Contact Officer:** Gareth Gwynne

**Telephone No:** 01895 250230



<p><b>Notes</b></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"><b>Breakspears House, Breakspears Road North, Harefield</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Planning, Environment &amp; Community Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center"><b>7610/APP/2010/2608</b></p>	<p>Scale</p> <p align="center"><b>1:2,000</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p align="center"><b>North</b> Page 165</p>	<p>Date</p> <p align="center"><b>February 2011</b></p>	

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# Plans for North Planning Committee

22nd February 2011



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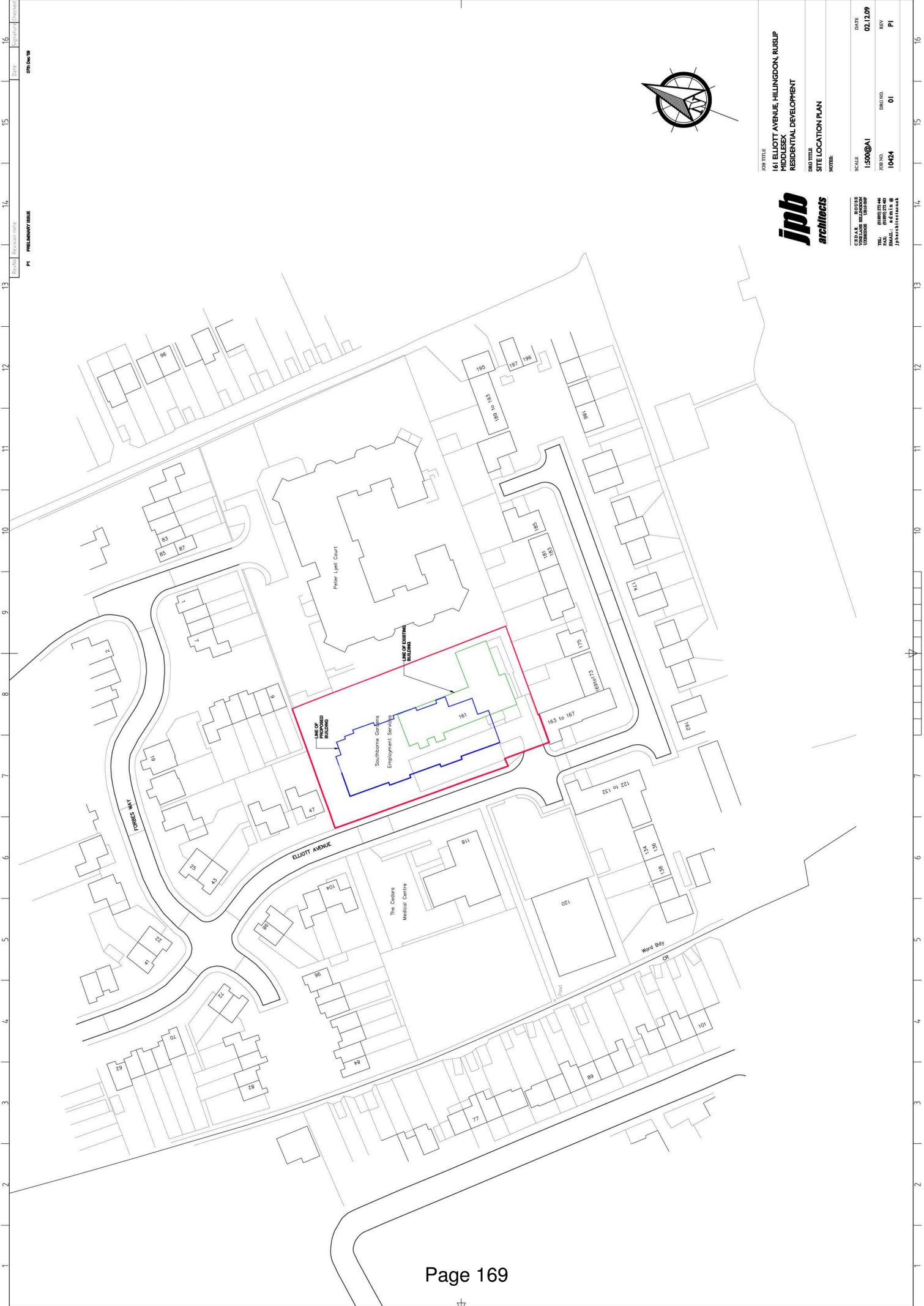
## **Report of the Head of Planning & Enforcement Services**

**Address** SOUTHBOURNE DAY CENTRE 161 ELLIOTT AVENUE RUISLIP

**Development:** Reserved matters (details of appearance and landscaping) in compliance with condition 2 of outline planning permission ref: 66033/APP/2009/ 1060 dated 29/10/2010: Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building.

**LBH Ref Nos:** 66033/APP/2010/2523

<b>Date Plans Received:</b>	29/10/2010	<b>Date(s) of Amendment(s):</b>	15/10/2010
<b>Date Application Valid:</b>	08/12/2010		09/12/2010



JOB TITLE  
**161 ELLIOTT AVENUE, HILLINGDON, RUISLIP  
 MIDLESEX  
 RESIDENTIAL DEVELOPMENT**

DATE  
**02.12.09**

SCALE  
**1:500@A1**

JOB NO.  
**10424**

DRG NO.  
**01**

REV  
**PI**



CE: A. B. ROBEY  
 LONDON  
 TEL: 01895 272 44  
 FAX: 01895 272 40  
 WWW: IPBARCHITECTS.CO.UK

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1  
 DATE: 02.12.09  
 SCALE: 1:500@A1  
 JOB NO.: 10424  
 DRG NO.: 01  
 REV: PI  
 PRELIMINARY ISSUE



Rev	Description	Date	By	Checked
P1	PRELIMINARY ISSUE	17th Dec '09		
P2	GROUND FLOOR PLAN REVISED. FLAT TYPES ADDED. OUTLINE OF FLAT WORK REVISIONS ADDED TO MARK	22nd Dec '09		
P3	INTERNAL COMPARTMENT WALLS REVISED. SHEET TEXT ADDED AS INDICATED	19th Jan '10		
P4	UTILITY COMPARTMENTS REVISED. FLAT TYPES REVISED	22nd Feb '10		
P5	UTILITY COMPARTMENTS REVISED. DOORS TO BEDROOMS/ENIGIES TO OPEN OUT	09th Mar '10		
P6	FLAT TYPES REVISED	12th Mar '10		
P7	OUTLINE OF FLAT ADDED. REVISIONS, WORKING REVISIONS, WINDOW AND DOOR SCHEDULES ADDED TO FLATS OF DESIGN PHASE 1 (PHASES 1 & 2) OFFICE REQUIREMENTS.	21st Apr '10		
P8	CLOTHES LINE ADDED OVER BAINS. NOTES ADDED TO COMPLY TO CSH.	18th Jun '10		
P9	AMENDED TO PLANNING REQUIREMENT	08th Dec '10		

**LIFETIME HOME CONSIDERATIONS:**  
 DOWN TO THE LINE OF THE LEADING EDGE OF DOORS ON THE ALL BATHROOMS TO BE SERVED WITH SEALED GULLY FOR FUTURE USE. IN THE FUTURE PROVISION OF SHOWER FACILITIES  
 INDICATE CEILING TRACK LOCATED FROM THE BEDROOM TO THE BATHROOM ABREAST FOR BP INDICATES BEDROOM PANEL

--- DENOTES CLOTHES LINE OVER BATH/SHOWERING SPACE

--- DENOTES CLOTHES LINE OVER BATH/SHOWERING SPACE

--- DENOTES CLOTHES LINE OVER BATH/SHOWERING SPACE

--- DENOTES CLOTHES LINE OVER BATH/SHOWERING SPACE

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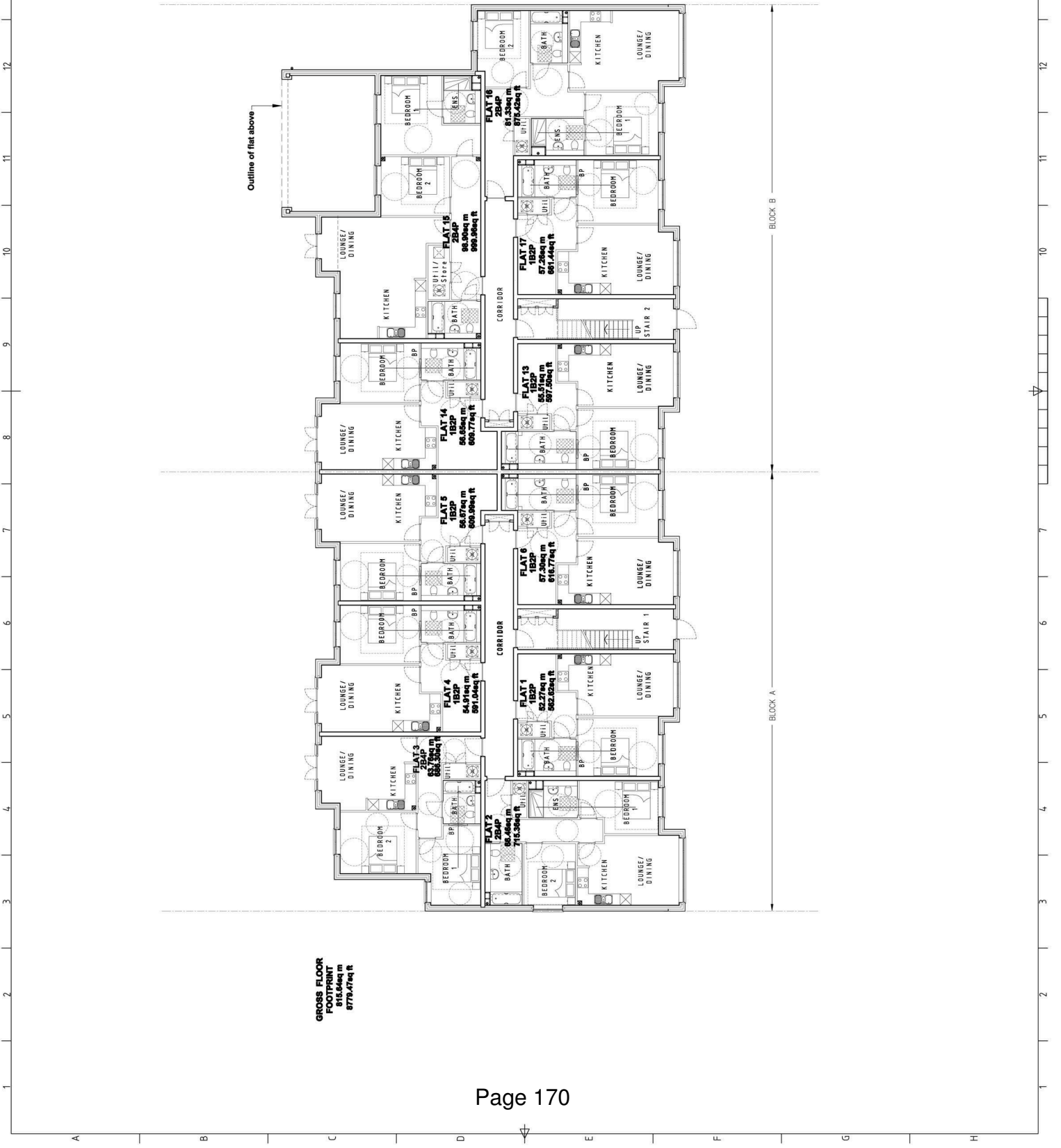
--- DENOTES CLOTHES LINE OVER BATH/SHOWERING SPACE

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--- DENOTES CLOTHES LINE OVER BATH/SHOWERING SPACE

--- DENOTES CLOTHES LINE OVER BATH/SHOWERING SPACE



**GROSS FLOOR FOOTPRINT**  
 815.58sq m  
 8778.47sq ft

**JOB TITLE**  
 141 ELOTT AVENUE, HILLGONG, NSW 2562

**JOB TITLE**  
 RESIDENTIAL DEVELOPMENT

**JOB TITLE**  
 GROUND FLOOR PLAN

**NOTES:**

**SCALE**  
 1:1000

**DATE**  
 Dec '09

**JOB NO.**  
 1004

**DRAWN NO.**  
 31

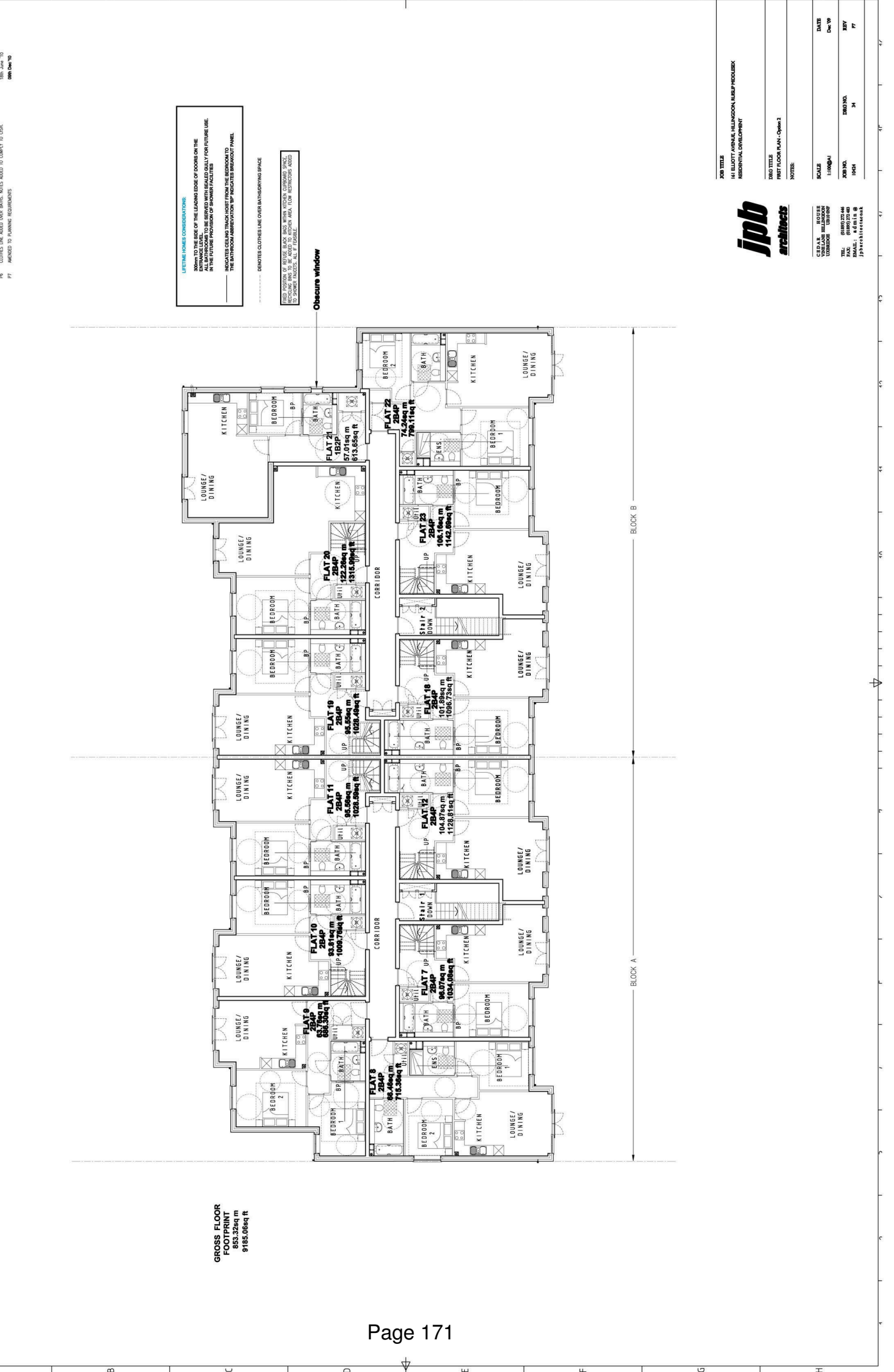
**REV**  
 P9



**CELESTE ROYER**  
 ARCHITECT  
 141 ELOTT AVENUE  
 HILLGONG NSW 2562  
 TEL: (01845) 227 446  
 FAX: (01845) 227 480  
 EMAIL: CELESTE@IPBARCHITECTS.COM  
 WWW.IPBARCHITECTS.COM



Revised	Revision Date	Date	Signature	Checked
P1	PRELIMINARY ISSUE	22nd Feb '10		
P2	INTERNAL COMPARTMENT WALLS REVISED. FLAT TYPES REVISED.	09th Mar '10		
P3	UTILITY COMPARTMENTS REVISED. DOORS TO BATHROOMS/TOILETS TO OPEN OUT	17th Mar '10		
P4	FLAT TYPES REVISED	21st Apr '10		
P5	FLAT 21 LAYOUT & AREA REVISED. FLAT 20 INTERNAL STAIRS RELOCATED.	16th Apr '10		
P6	REVISIONS TO BATHROOMS. BATHROOMS, KITCHENS ADDED TO COMPLY TO CPA.			
P7	AMENDED TO FINISHING REQUIREMENTS.	08th Dec '10		



**LIFETIME FITNESS CONSIDERATIONS:**  
 TO THE EXTENT OF THE LEASING EDGE OF ROOMS ON THE ABOVE FLOOR PLAN, THE LEASING PARTY SHALL BE RESPONSIBLE FOR THE PROVISION OF FITNESS FACILITIES.  
 THE LEASING PARTY SHALL BE RESPONSIBLE FOR THE PROVISION OF FITNESS FACILITIES.  
 THE LEASING PARTY SHALL BE RESPONSIBLE FOR THE PROVISION OF FITNESS FACILITIES.

\*\*\*\*\* DENOTES CLOSET LINE OVER BATH/DRESSING SPACE

THIS POSITION OF WINDOW BLINDS MUST BE WITHIN VERTICAL WINDOW SILL RESTRAINING AND TO BE ADDED TO ARCHIT. AREA FLOW RESTRICTIONS ADDED TO WINDOW FINISHING PLAN 7 FLOOR.

**Obscure window**

**JOB TITLE**  
1st ELOTT AVENUE, HILLSDOWN, MELB. VIC 3042  
RESIDENTIAL DEVELOPMENT

**ENG. TITLE**  
FIRST FLOOR PLAN - Option 2

**NOTES:**

**SCALE**  
1:100

**DATE**  
Dec '09

**JOB NO.**  
1004

**DRAWING NO.**  
34

**REV**  
REV 1

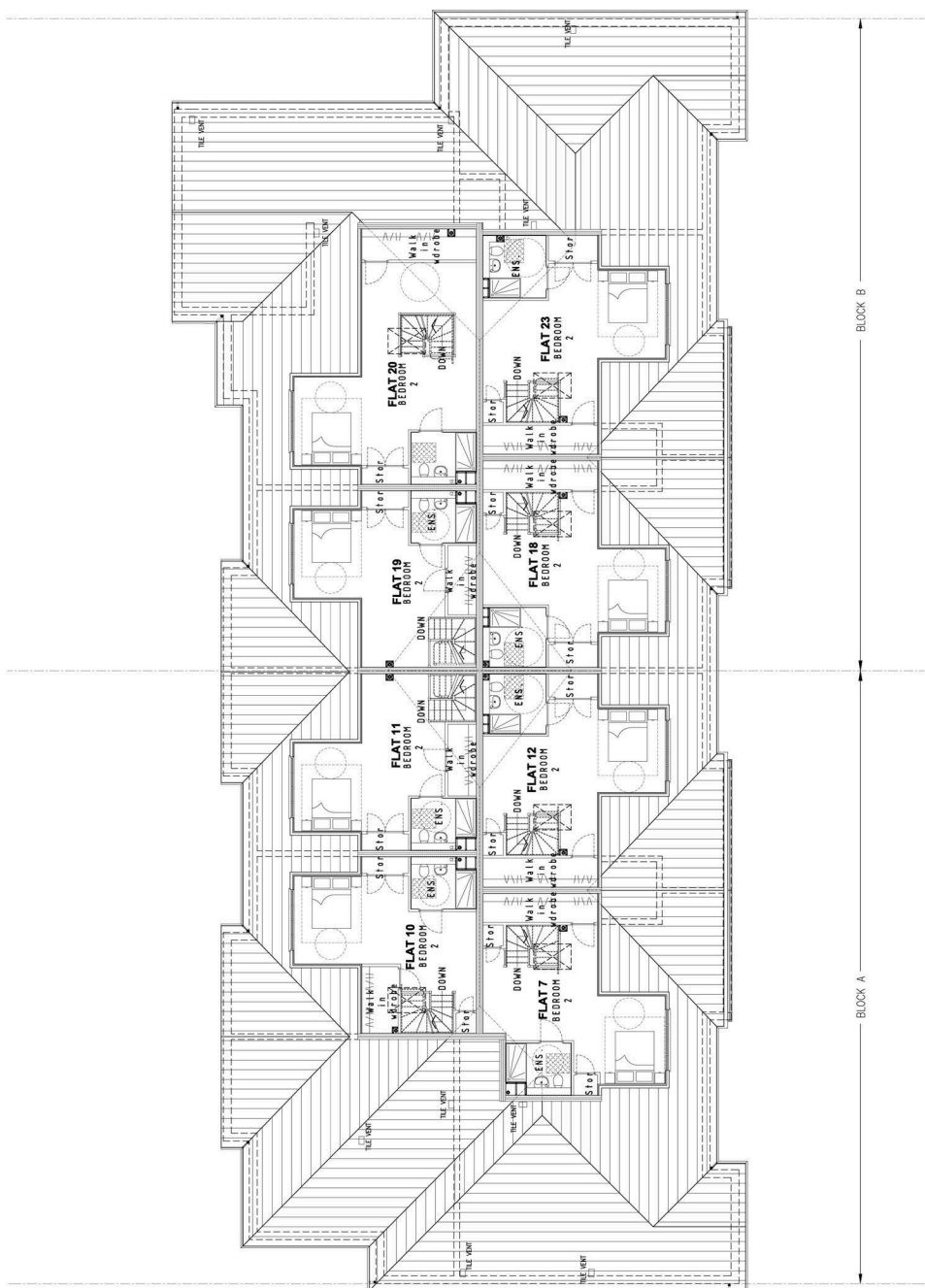
**DATE**  
Dec '09

**IPB architects**

**CELESTE HOGAN**  
PROJECT ARCHITECT

**TEL:** (01845) 222 446  
**FAX:** (01845) 222 480  
**EMAIL:** celeste@ipb.com.au  
**WWW:** www.ipb.com.au

Rev#	Revision note	Date	Signature	Checked
P1	PRELIMINARY ISSUE	15th Apr '10		
P2	1:00 & 1:00mm LINE OF CEILING SKILLING ADDED. INAGE LAYOUT REMOVED. DOORS AND WINDOWS ADDED.	22nd Feb '10		
P3	DOORS TO BATHROOMS/TOILETS TO OPEN OUT	15th Mar '10		
P4	REVISIONS TO BATHROOMS. REVISIONS TO STAIRS. FLAT 20 INTERNAL STAIRS RELOCATED.	21st Apr '10		
P5	AMENDED TO PLANNING REQUIREMENT	09th Dec '10		



GROSS FLOOR  
FOOTPRINT  
3387.08sq m  
3672.66sq ft

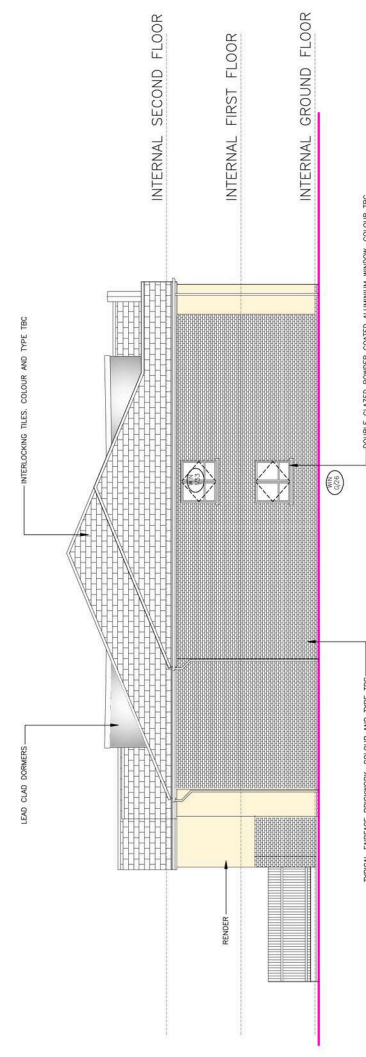
BLOCK B

BLOCK A

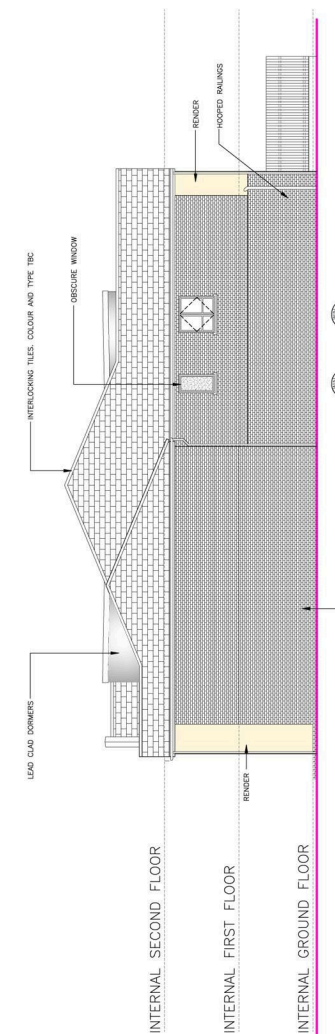
<p><b>ipb architects</b></p> <p>CEDAR HOUSE 100 BROADWAY LONDON E1C 1AA</p> <p>TEL: (01845) 272 446 FAX: (01845) 272 440 WWW.IPBARCHITECTS.CO.UK</p>	<p><b>ipb architects</b></p> <p>CELEBRATING 10 YEARS OF RESIDENTIAL DEVELOPMENT</p>
<p><b>JOB TITLE</b> RESIDENTIAL DEVELOPMENT</p>	<p><b>DATE</b> Dec '09</p>
<p><b>SCALE</b> 1:100</p>	<p><b>DATE</b> Dec '09</p>
<p><b>JOB NO.</b> 1004</p>	<p><b>REV</b> P5</p>
<p><b>DATE NO.</b> 25</p>	<p><b>REV</b> P5</p>
<p><b>JOB TITLE</b> SECOND FLOOR PLAN - Option 2</p>	<p><b>DATE</b> Dec '09</p>
<p><b>SCALE</b> 1:100</p>	<p><b>DATE</b> Dec '09</p>



Rev	Revision note	Date	Signature	Checked
P1	PRELIMINARY ISSUE	23rd Dec '09		
P2	ELEVATIONS REVISED TO ACCOUNT FOR RENDERED BAYS. SEE 14th JAN '10	14th JAN '10		
P3	LOOK WINDOW REFERENCES ADDED TO G. DORMERS ADDED.	23rd Feb '10		
P4	WINDOW REFERENCES ADDED TO UPPER FLOORS	16th MAR '10		
P5	ELEVATIONS REVISED. RW'S ADDED TO ELEVATIONS.	18th JUN '10		
P6	AMENDED TO PLANNING REQUIREMENT.	09th DEC '10		



LEFT ELEVATION (Facing Plot No. 47)

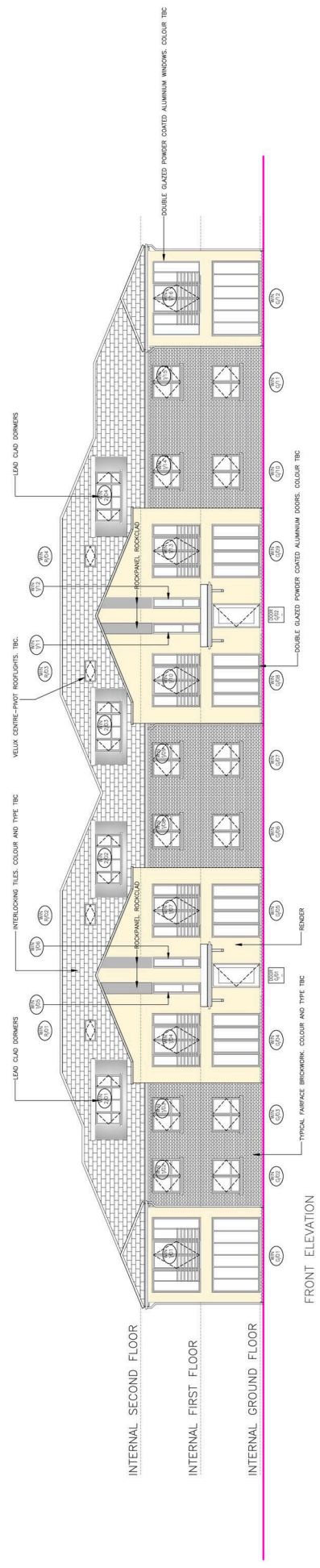


RIGHT ELEVATION (Facing No's 163-175)

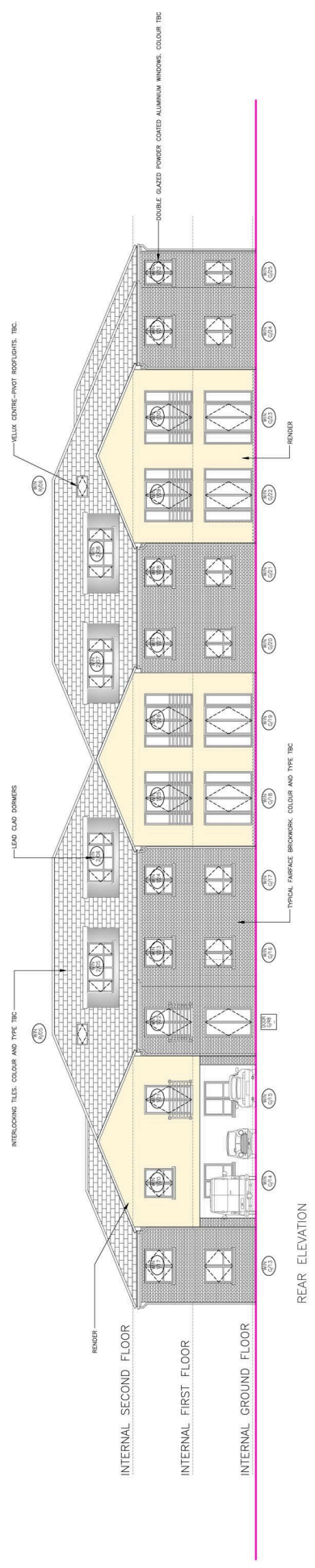
<b>ipb architects</b> CEDAR HOUSE 100 BROADWAY SYDNEY NSW 1585 TEL: (0189) 272 446 FAX: (0189) 272 480 WWW.IPBARCHITECTS.COM.AU		JOB TITLE ARCHITECTS, ARCHITECTURAL CONSULTANTS INDUSTRIAL DEVELOPMENT	DATE Dec '09
PROJECT REF ELEVATIONS - 163-175		SCALE 1:100	DATE Dec '09
DRAWING NO. 41		DRAWING NO. 41	REV 01

Rev	Revision	Date	Signature	Checked
P1	PRELIMINARY ISSUE	10th Apr '10		
P2	WINDOWS AND ROOFSIGHTS ADDED. WINDOW AND DOOR REFERENCES TO BE ADDED	22nd Apr '10		
P3	WINDOW AND DOOR REFERENCES ADDED TO UPPER FLOORS. EXTERIOR GLAZING/PANELS	15th May '10		
P4	DOORWAY WINDOWS REFINED.	18th May '10		
P5	ELEVATIONS REFINED. IMP'S ADDED TO ELEVATIONS. REVISIONS TO SPD OFFICERS	18th June '10		

A B C D E F G H



FRONT ELEVATION



REAR ELEVATION



CEDAR & ROSE  
LONDON  
LONDON  
TEL: 01895 272 446  
FAX: 01895 272 440  
WWW.IPBARCHITECTS.CO.UK

JOB TITLE  
PROPOSED FRONT AND REAR ELEVATIONS - Option 2

SCALE	DATE	DATE
1:100	11/06/2010	11/06/2010
1:100	11/06/2010	11/06/2010

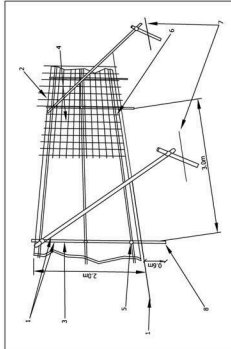
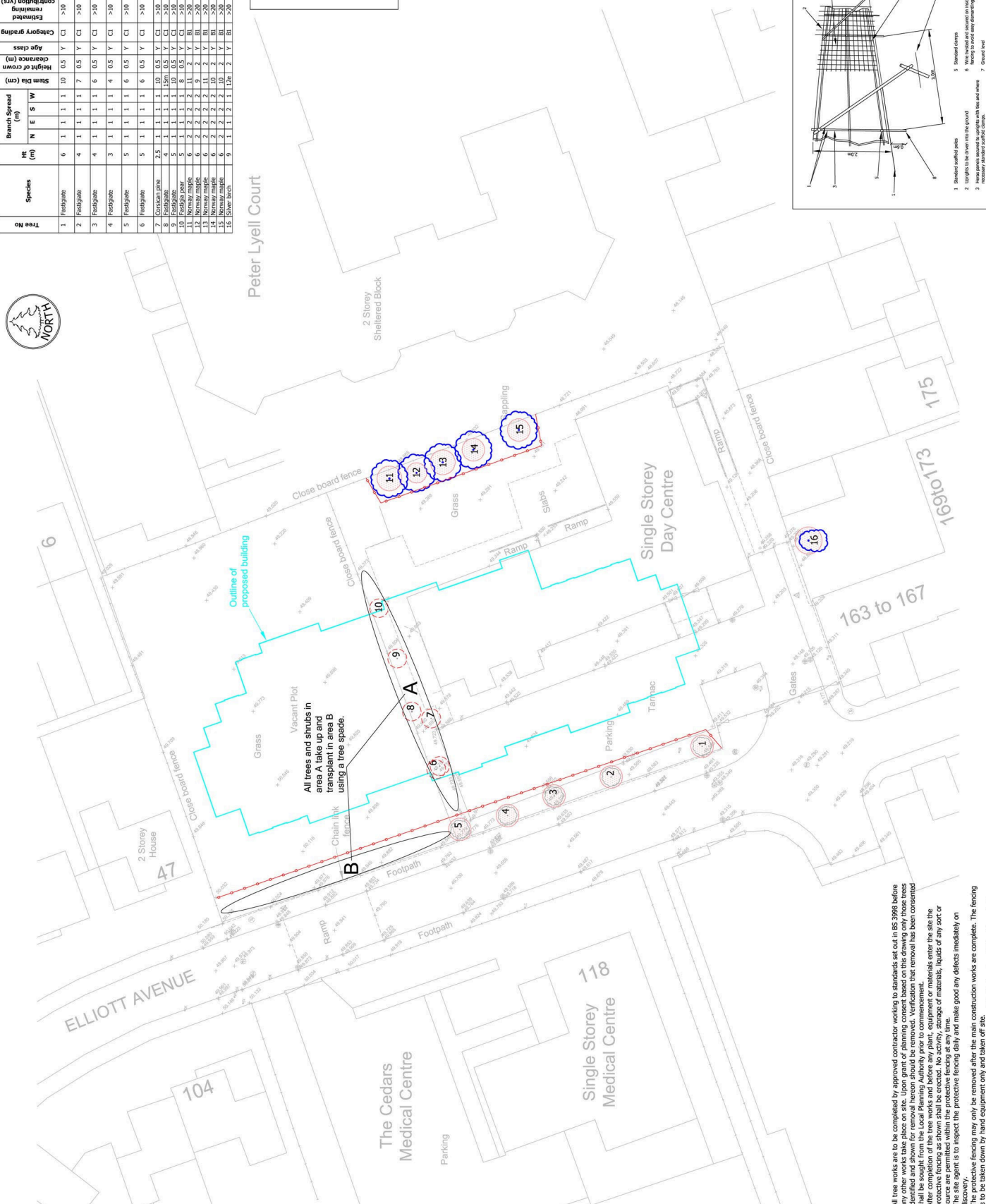
Tree No	Species	HR (m)	Branch Spread (m)	Stem Dia (cm)	Height of crown clearance (m)	Age class	Category grading	Estimated remaining contribution (pts)	Physiological / Structural	Condition	Tree Works
1	Fragariae	6	1.1	1.1	10	0.5	Y	>10	Good form and condition. Could be transplanted if desired.	Good form and condition. Could be transplanted if desired.	Relocate with tree spade.
2	Fragariae	4	1.1	1.1	7	0.5	Y	>10	Good form and condition. Could be transplanted if desired.	Good form and condition. Could be transplanted if desired.	Relocate with tree spade.
3	Fragariae	4	1.1	1.1	6	0.5	Y	>10	Good form and condition. Could be transplanted if desired.	Good form and condition. Could be transplanted if desired.	Relocate with tree spade.
4	Fragariae	3	1.1	1.1	4	0.5	Y	>10	Good form and condition. Could be transplanted if desired.	Good form and condition. Could be transplanted if desired.	Relocate with tree spade.
5	Fragariae	5	1.1	1.1	6	0.5	Y	>10	Good form and condition. Could be transplanted if desired.	Good form and condition. Could be transplanted if desired.	Relocate with tree spade.
6	Fragariae	5	1.1	1.1	6	0.5	Y	>10	Good form and condition. Could be transplanted if desired.	Good form and condition. Could be transplanted if desired.	Relocate with tree spade.
7	Conium pine	2.5	1.1	1.1	10	0.5	Y	>10	Reasonable form and condition.	Reasonable form and condition.	Relocate with tree spade.
8	Fragariae	4	1.1	1.1	15	0.5	Y	>10	Multi-stemmed form.	Multi-stemmed form.	Relocate with tree spade.
9	Fragariae	5	1.1	1.1	8	0.5	Y	>10	Multi-stemmed form.	Multi-stemmed form.	Relocate with tree spade.
10	Fragariae	5	1.1	1.1	8	0.5	Y	>10	Multi-stemmed form.	Multi-stemmed form.	Relocate with tree spade.
11	Hervey maple	6	2	2	11	2	Y	>20	Reasonable form and condition.	Reasonable form and condition.	Relocate with tree spade.
12	Hervey maple	6	2	2	11	2	Y	>20	Reasonable form and condition.	Reasonable form and condition.	Relocate with tree spade.
13	Hervey maple	6	2	2	11	2	Y	>20	Reasonable form and condition.	Reasonable form and condition.	Relocate with tree spade.
14	Hervey maple	6	2	2	10	2	Y	>20	Reasonable form and condition.	Reasonable form and condition.	Relocate with tree spade.
15	Hervey maple	6	2	2	10	2	Y	>20	Reasonable form and condition.	Reasonable form and condition.	Relocate with tree spade.
16	Hervey maple	6	2	2	10	2	Y	>20	Reasonable form and condition.	Reasonable form and condition.	Relocate with tree spade.

**Key to Schedule of Trees**

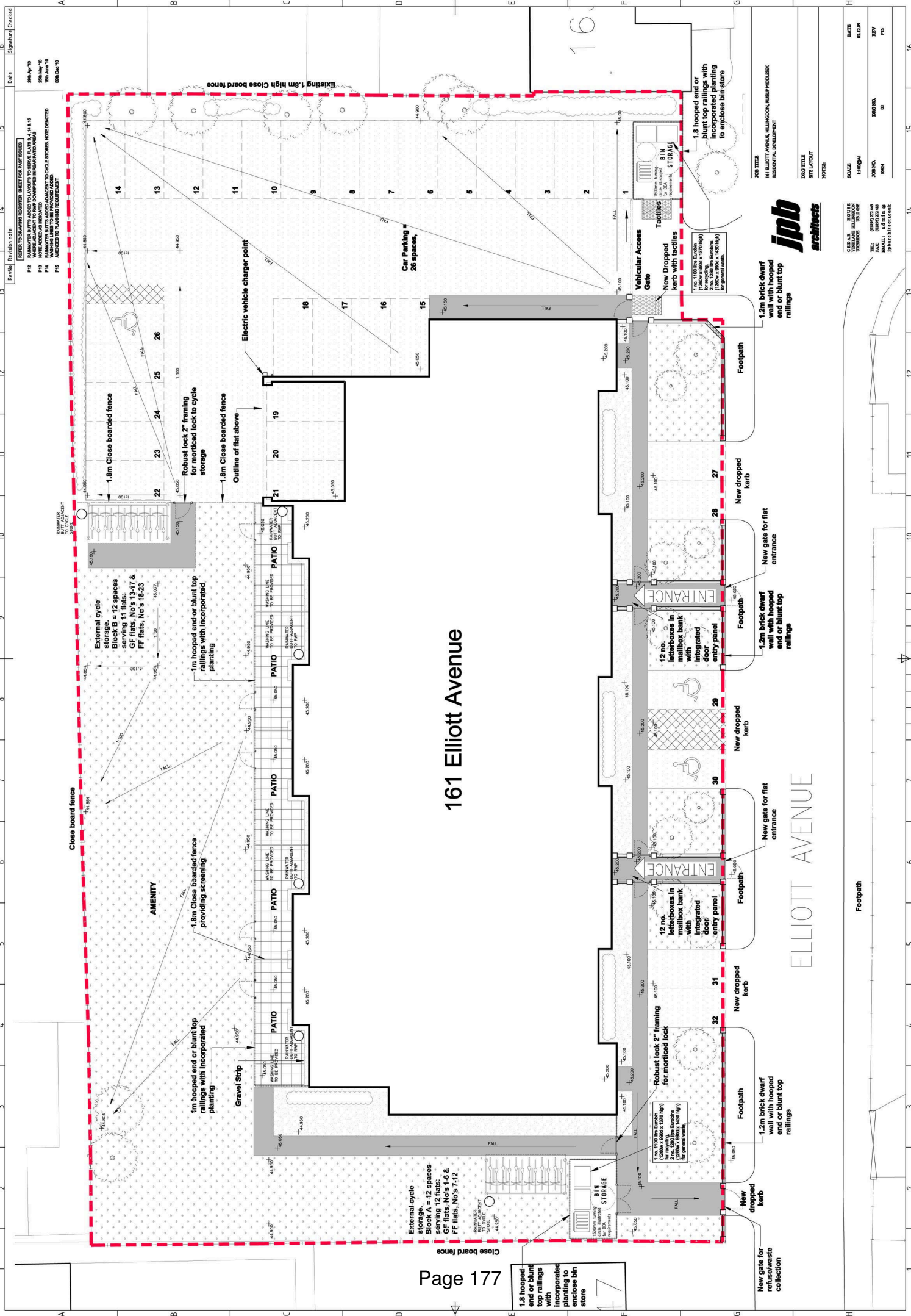
Tree No: Unique number corresponding with number on plan  
 HR: Height in metres  
 BS: Branch spread  
 SD: Stem diameter in centimetres measured at 1.3m above ground level  
 HC: Height of crown clearance in metres  
 AC: Age class  
 Y: Young trees (less than 10 years old)  
 M: Mature trees (10 to 20 years old)  
 V: Veteran trees (20 years or more old)  
 C: Category grading  
 A: 1, 2 or 3  
 B: 1, 2 or 3  
 C: 1, 2 or 3

**Key:**

- Existing site features
- Proposed structures
- Trees retained
- Trees transplanted
- 2.0m high fencing as detail in Fig 2
- Root Protection Area (RPA)



- NOTES**
- All tree works are to be completed by approved contractor working to standards set out in BS 3998, before any other works take place on site. Upon grant of planning consent, based on this drawing, only those trees shown to be retained shall be retained. All other trees shown to be removed shall be removed. All trees to be removed shall be sought from the Local Planning Authority prior to commencement.
  - After completion of the tree works and before any plant, equipment or materials enter the site the protective fencing as shown shall be erected. No activity, storage of materials, liquids of any sort or other works shall be carried out within the fenced area.
  - The site agent is to inspect the protective fencing daily and make good any defects immediately on discovery.
  - The protective fencing may only be removed after the main construction works are complete. The fencing is to be taken down by hand, equipment only and taken off site.
  - The protective fencing is to be kept within the top 100mm of the existing soil profile within former protected areas except for the planting of larger plants and trees.



161 Elliott Avenue

ELLIOTT AVENUE

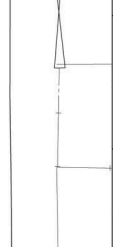
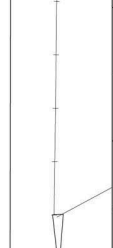
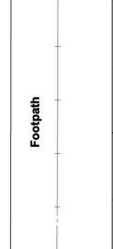
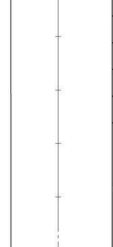
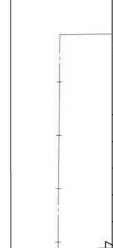
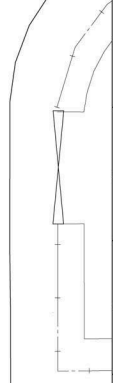


JOB TITLE  
161 ELLIOTT AVENUE, WILSONIA, QLD 4130  
RESIDENTIAL DEVELOPMENT

JOB TITLE  
SITE LAYOUT  
NOTES

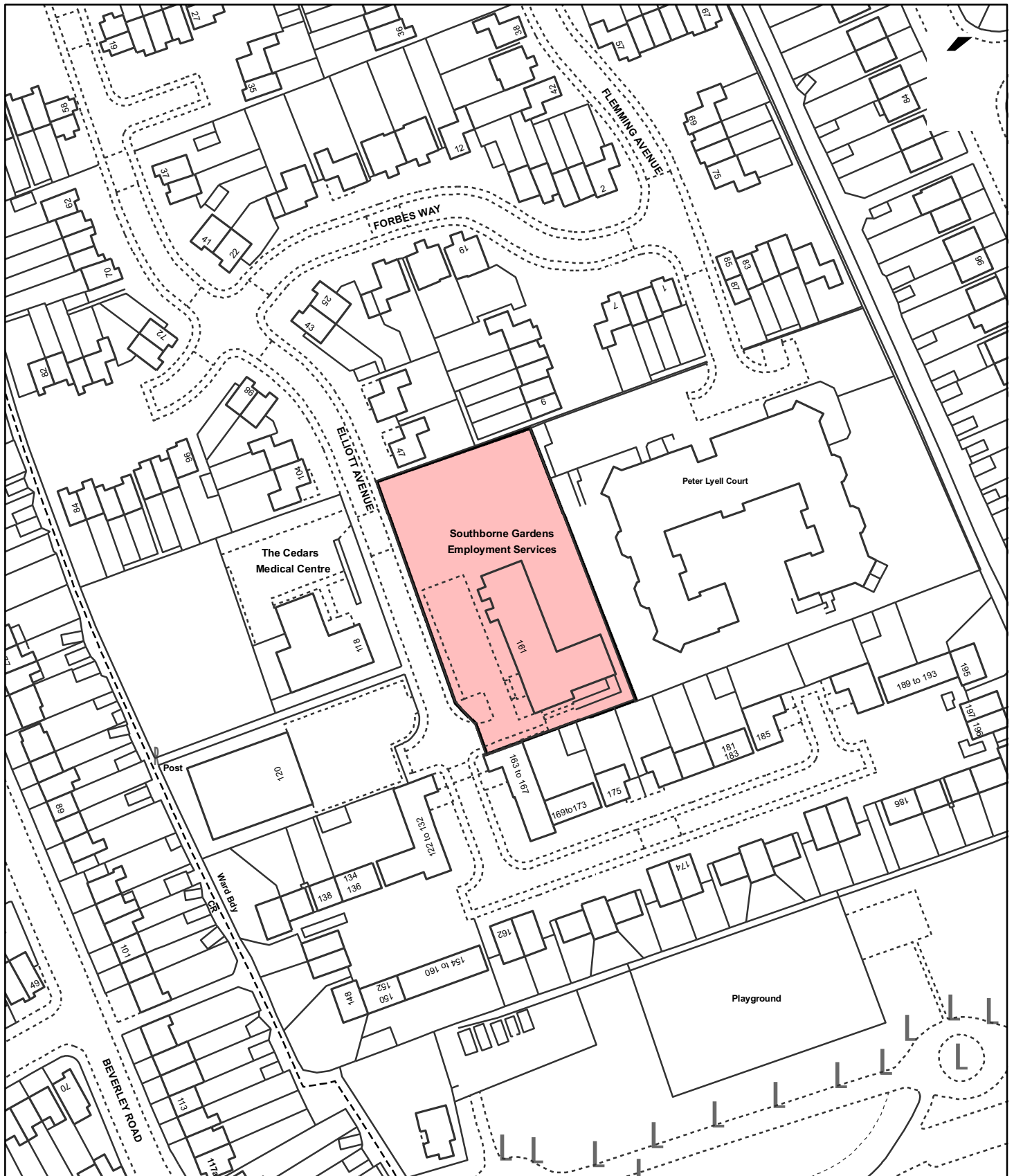
SCALE	1:1000	DATE	02.12.20
DRAWN	1004	DESIGN NO.	01
DATE	02.12.20	REV	01

CLEAR ROOF  
TYPICAL  
LAYOUT









**Notes**

 Site boundary

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Site Address

**Southborne Day Centre,  
Elliot Avenue,  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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

Planning Application Ref:  
**66033/APP/2010/2523**

Scale  
**1:1,250**

Planning Committee  
**North** Page 179

Date  
**February 2011**



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

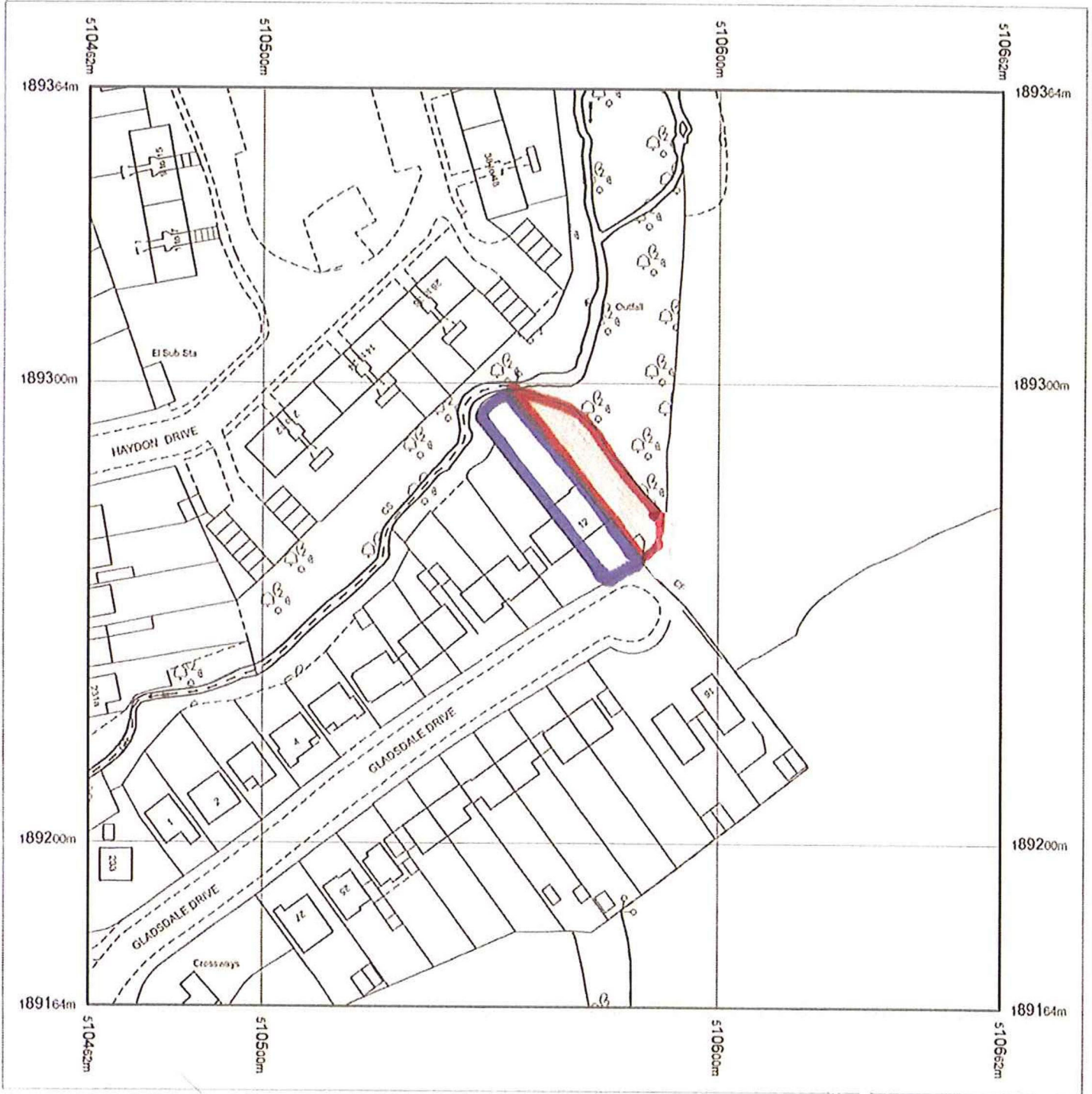
**Address** LAND ADJOINING 12 GLADSDALE DRIVE EASTCOTE

**Development:** Erection of a single storey detached one-bedroom dwelling with associated parking and amenity space.

**LBH Ref Nos:** 65761/APP/2010/2707

**Date Plans Received:** 23/11/2010                      **Date(s) of Amendment(s):**

**Date Application Valid:** 30/11/2010



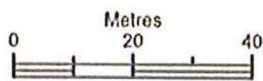
Produced 19.12.2008 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2008.

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

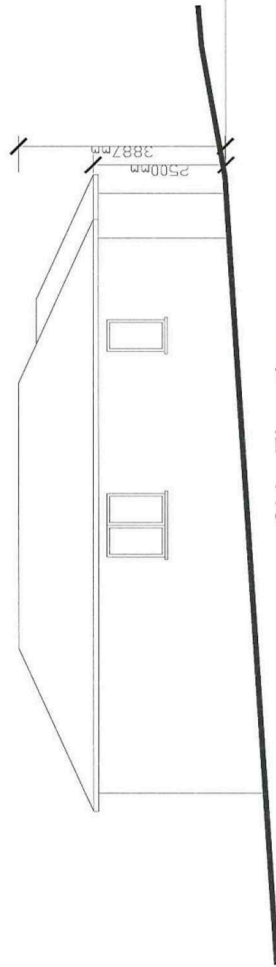


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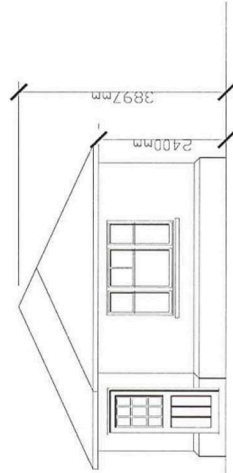
Supplied by: **Blackwell M and D C**  
Serial number: 00741300  
Centre coordinates: 510561.88 189264.5

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:  
[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

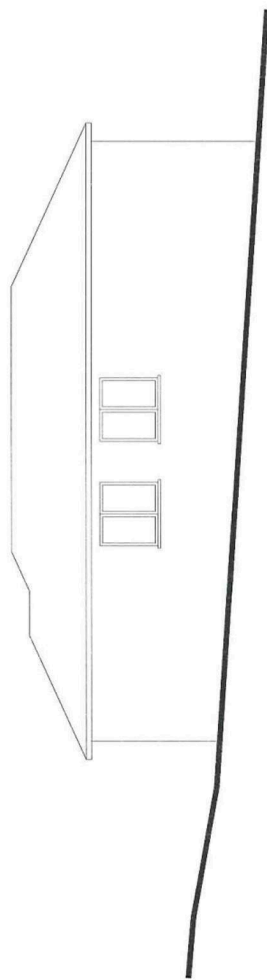
### Proposed Plans.



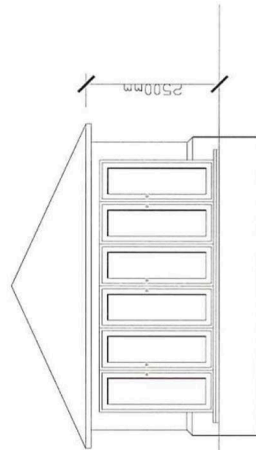
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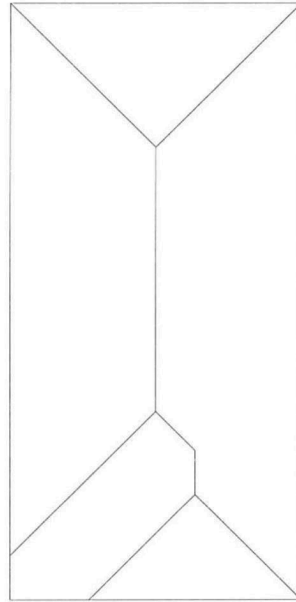
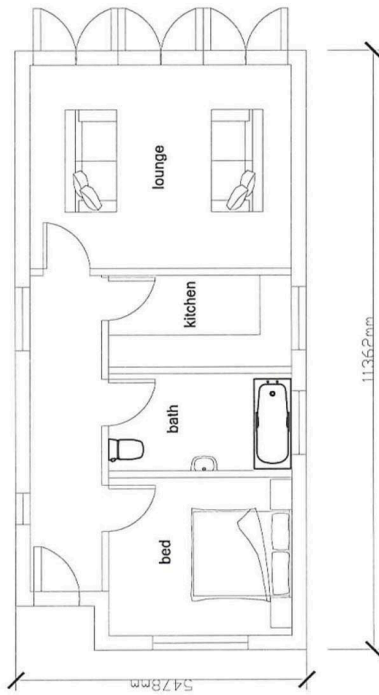
Front Elevation



Side Elevation



Rear Elevation



DRG: No. RAC/3

12 Gladsdale Drive  
Eastcote

R Clarke Planning Consultants Ltd  
INDEPENDENT PLANNING ADVICE



Kewferry Farm, Rickmansworth Road, Northwood, Middx.  
e-mail: RClarkeLtd@aol.com

Eq. No. 0193146835  
M.S.No. 07799520133

SCALE = 1:100

5

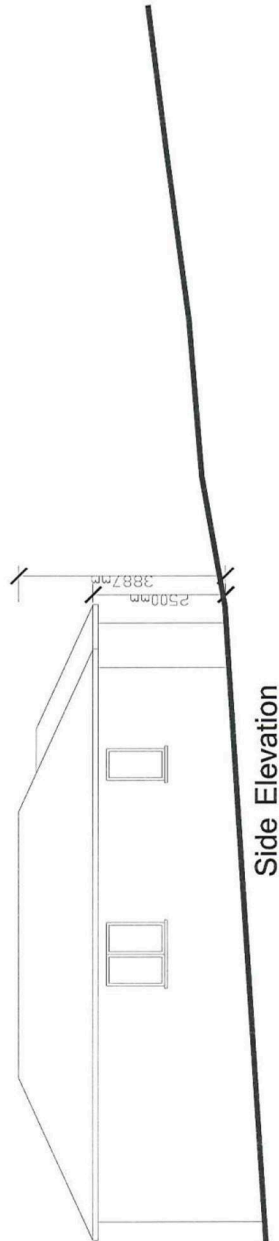
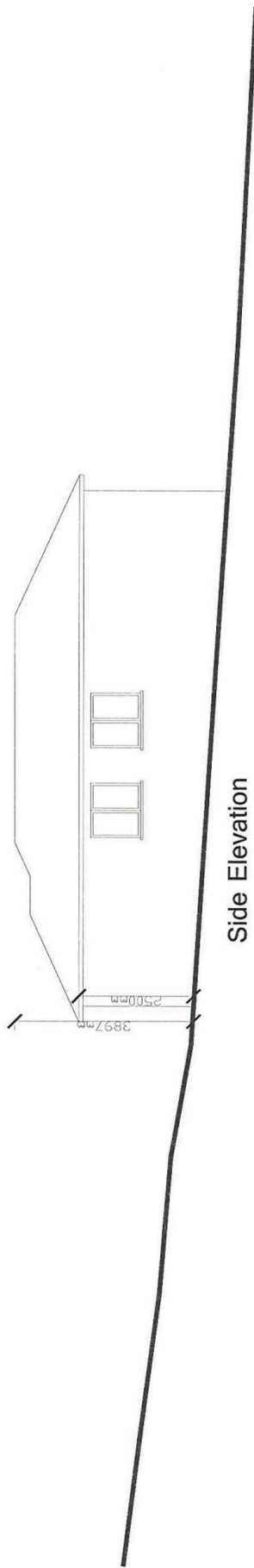
4

3

2

1

# Proposed Plans.



DRG: No. DC/4

## 12 Gladstone Drive Eastcote

R Clarke Planning Consultants Ltd  
INDEPENDENT PLANNING ADVICE



Kewferry Farm, Rickmansworth Road, Northwood, Middx.  
Tel: (0193) 40913  
Mobile: 077992 20133  
e-mail: RClarkehd@aol.com

SCALE = 1:100

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4

3

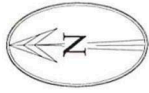
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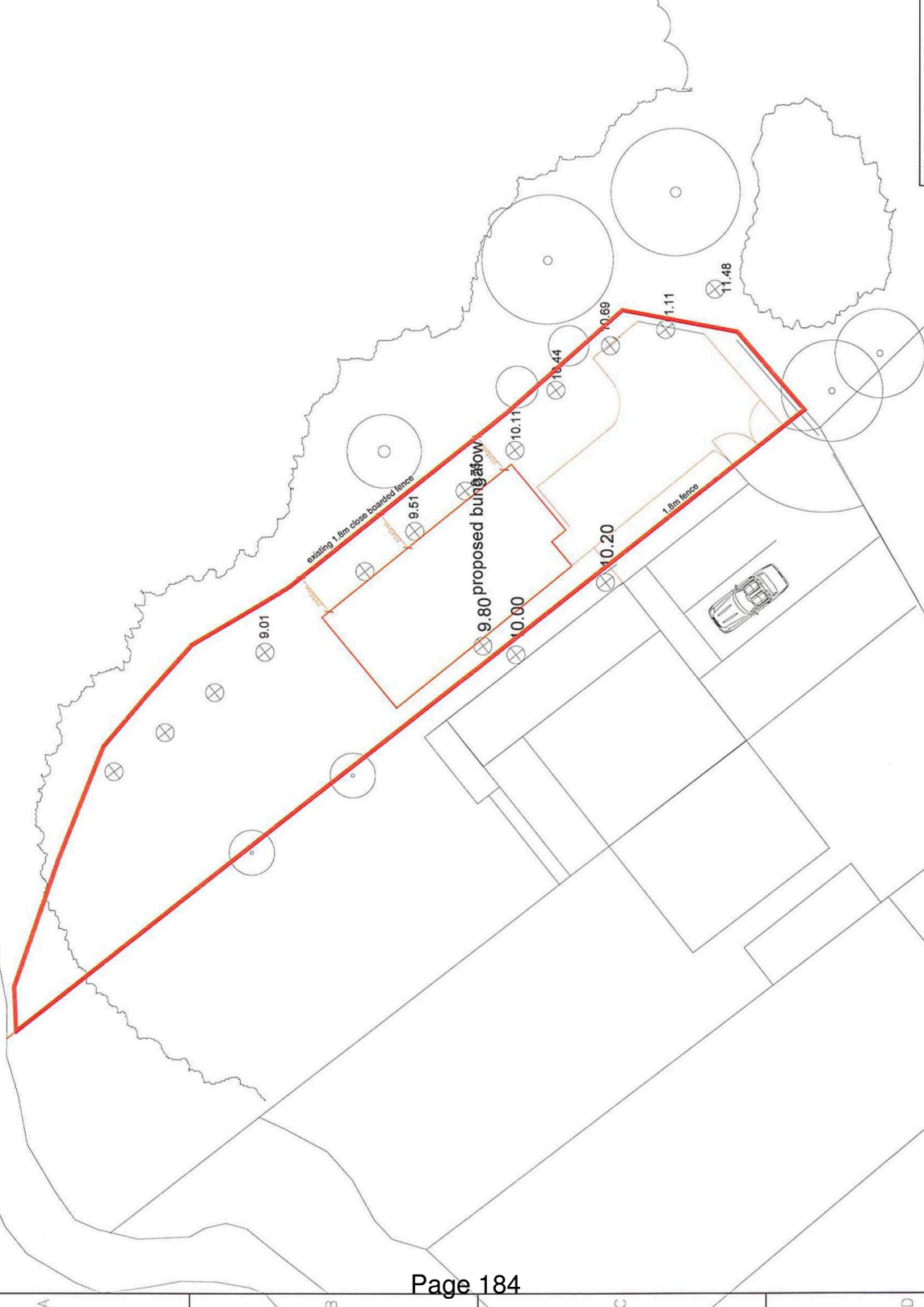
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# PROPOSED PLANS

A3 SHEET



2m



DRG: No. DC/2  
 12 Gladstone Drive  
 Eastcote  
 Mlddx

SCALE = 1:200

5

4

3

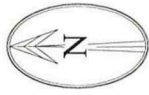
2

1

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# EXISTING SITE PLAN

A3 SHEET



2m




DRG: No. 1

12 Gladstone Drive  
Eastcote  
Middx

SCALE = 1:200



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Site Address	
<b>Land Adjacent to 12 Gladsdale Drive, Eastcote</b>	
Planning Application Ref: <b>65761/APP/2010/2707</b>	Scale <b>1:1,250</b>
Planning Committee <b>North</b>	Date <b>February 2011</b>
Page 186	

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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



**HILLINGDON**  
LONDON



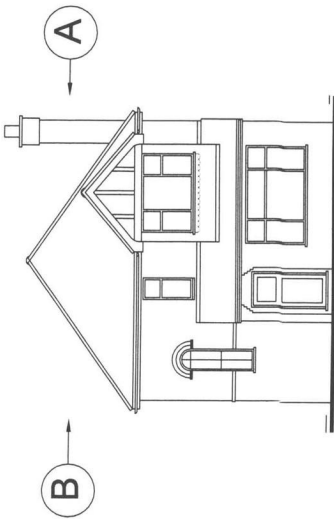
**Report of the Head of Planning & Enforcement Services**

**Address** 56 THE DRIVE ICKENHAM

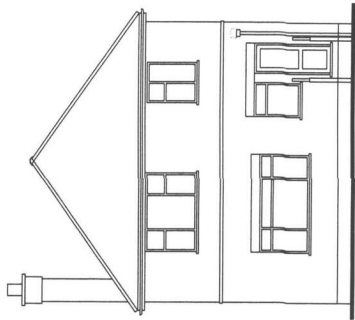
**Development:** Two storey six-bedroom detached dwelling with basement level and habitable roofspace with detached garage to front, involving the demolition of existing dwelling.

**LBH Ref Nos:** 4496/APP/2009/2765

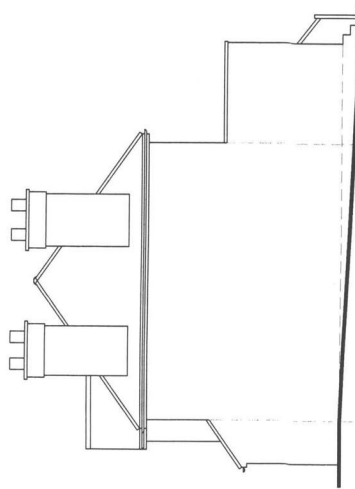
<b>Date Plans Received:</b>	23/12/2009	<b>Date(s) of Amendment(s):</b>	23/12/2009
<b>Date Application Valid:</b>	01/02/2010		01/02/2010
			28/10/2010



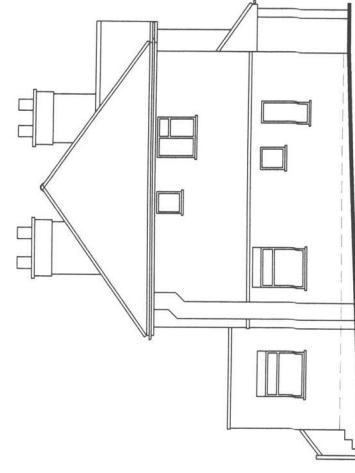
EXISTING FRONT ELEVATION  
SCALE: 1:100



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION  
IN DIRECTION 'A'



EXISTING SIDE ELEVATION  
IN DIRECTION 'B'

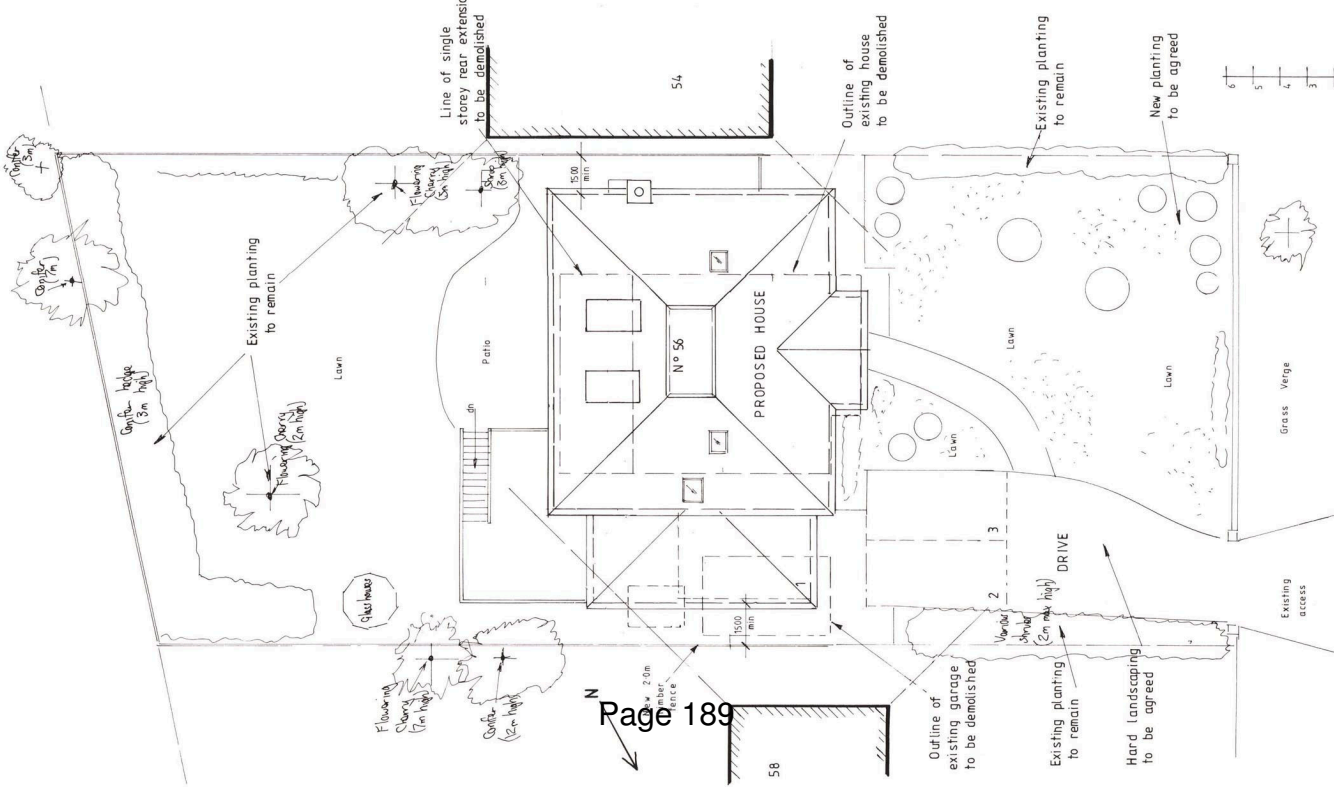
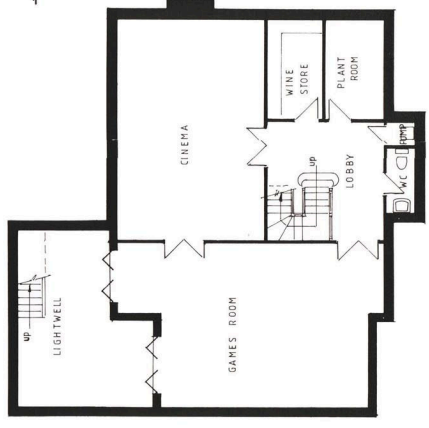
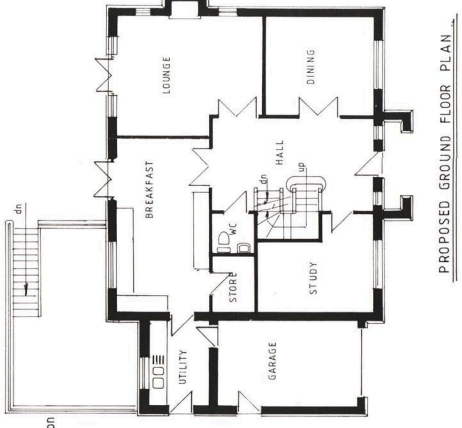
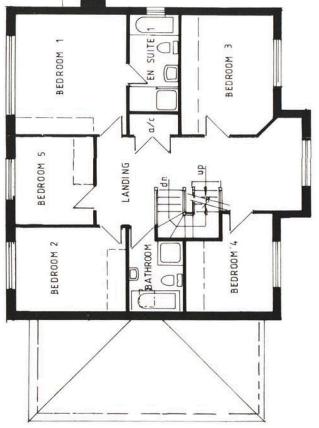
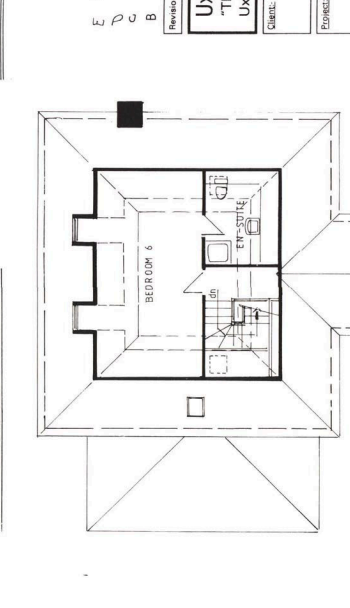
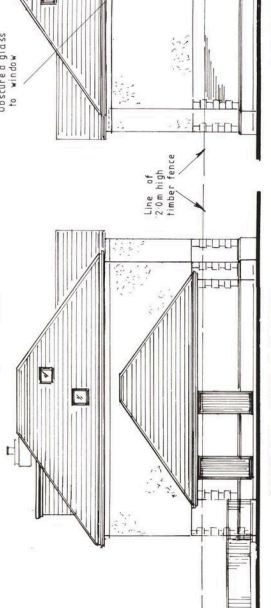
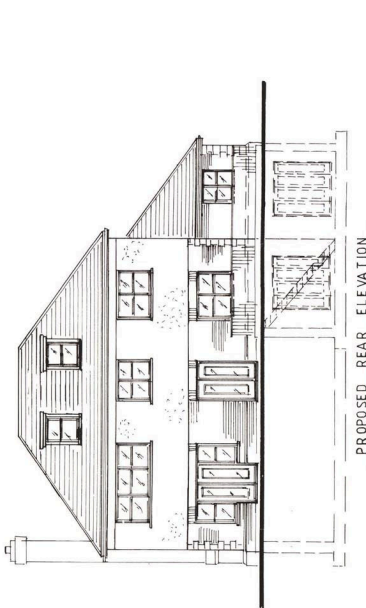
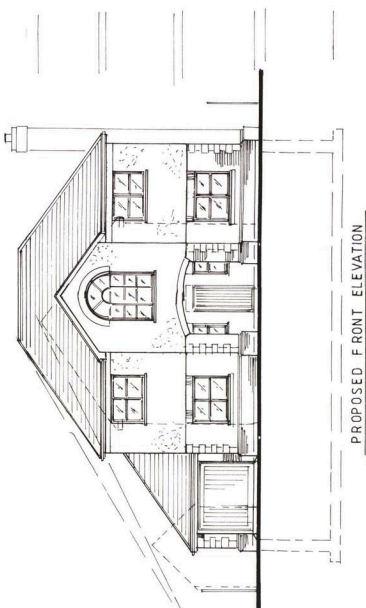


EXISTING GROUND FLOOR PLAN  
SCALE: 1:50



EXISTING FIRST FLOOR PLAN

REV	DATE	DRAWN BY	DESCRIPTION
<b>UXBRIDGE DESIGN &amp; DETAILING SERVICES</b> "The Old Bakery", 21A Windsor Street Uxbridge, Middlesex. UB8 1AB TEL. 01895 255791			
<b>CLIENT:</b> PRONTO ESTATES LTD			
<b>PROJECT:</b> 56 THE DRIVE, ICKENHAM UXBRIDGE, MIDD. UB10 8AB			
<b>TITLE:</b> EXISTING HOUSE PLANS & ELEVATIONS			
SCALE:	DATE:	DRG NO.:	REV.:
1:50/1:100	JAN 10	08/38/3	A2



AMENDED PLAN

E Oct 10 Part of original project revised  
 D July 10 House size reduced  
 C Nov 09 TO TAKE DETAILS RESUB  
 B NOV 09 DEPTH OF HOUSE REVISED

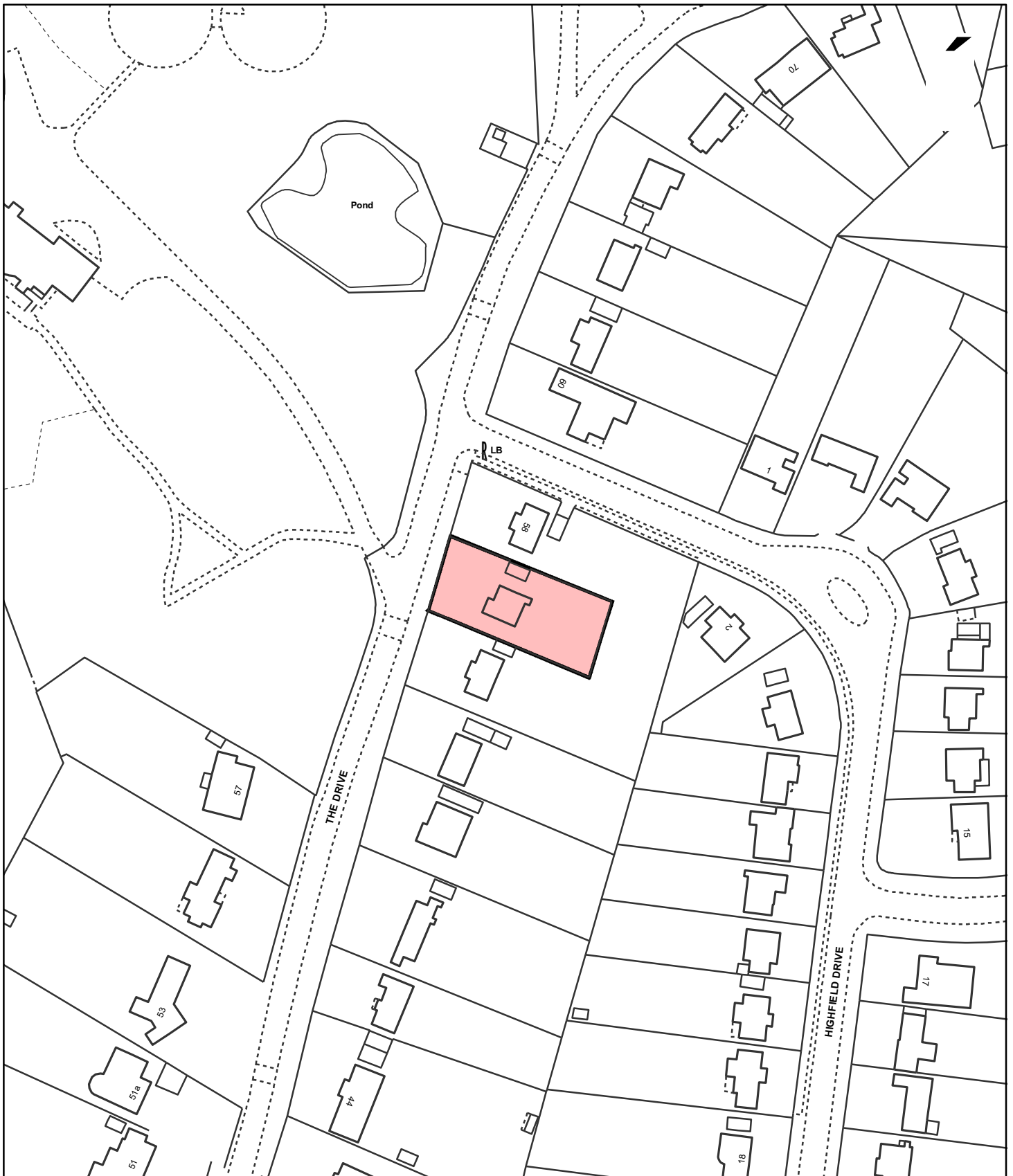
Revision	Date	Description
E	Oct 10	Part of original project revised
D	July 10	House size reduced
C	Nov 09	TO TAKE DETAILS RESUB
B	NOV 09	DEPTH OF HOUSE REVISED

UXBRIDGE DESIGN (ARCHITECTURAL SERVICES)  
 "The Old Bakery", 21A Windsor Street,  
 Uxbridge, Middlesex, UB8 3AB TEL: 01895 259791


CLIENT: PRONTO ESTATES LTD  
 ADDRESS: 56 THE DRIVE  
 ICKENHAM MIDDLESEX

DRAWING: REPLACEMENT DWELLING  
 PLANS AND ELEVATIONS

Scale: 1:100  
 Date: MAY 09  
 Draw No: 087/38/02  
 Revisions: 18



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Site Address

**56 The Drive,  
Ickenham**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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

Planning Application Ref:  
**4496/APP/2009/2765**

Scale  
**1:1,250**

Planning Committee  
**North** Page 190

Date  
**February 2011**



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** 19 GROVE ROAD NORTHWOOD

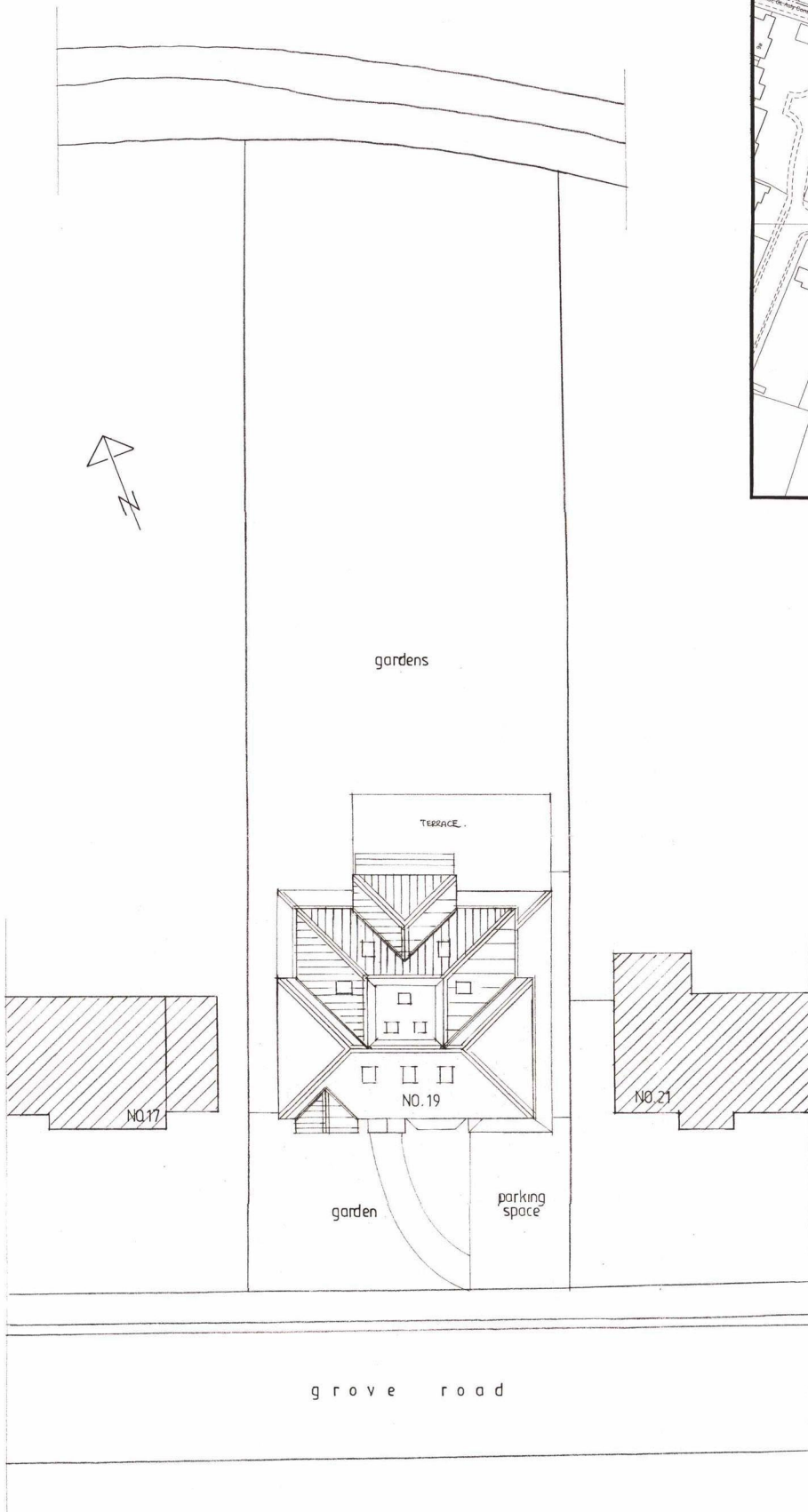
**Development:** Part two storey, part single storey rear extension, single storey side/front extension, front porch, alterations to existing elevations and conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights.

**LBH Ref Nos:** 27846/APP/2010/2916

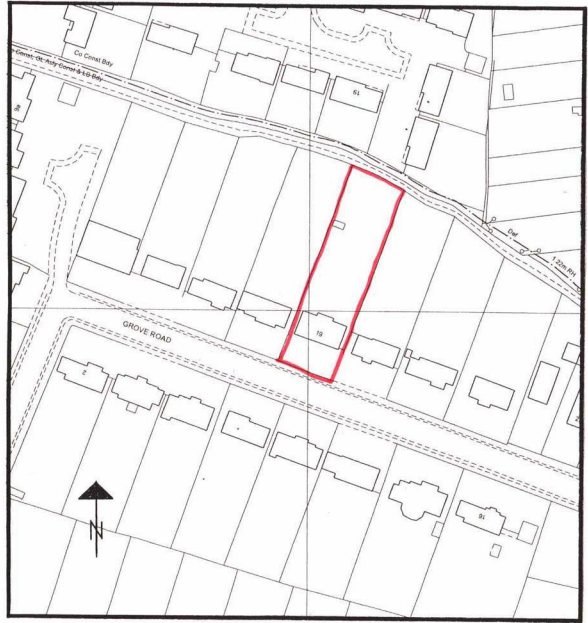
**Date Plans Received:** 17/12/2010

**Date(s) of Amendment(s):**

**Date Application Valid:** 17/12/2010



BLOCK PLAN 1:200



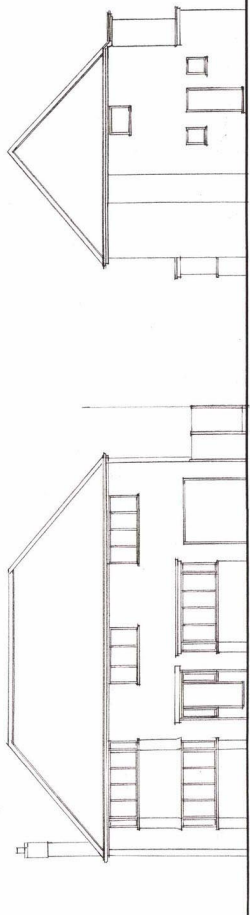
SITE LOCATION 1:1250



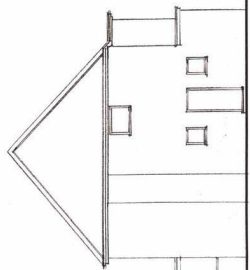
- D - DEC 10 - TERRACE ROOFED
- C - OCT 10 - ROOF PLAN AMENDED
- B - APR 10 - ROOF PLAN AMENDED
- A - FEB 10 - ROOF PLAN AMENDED

<h2>Home Plans</h2>	
Church Gardens, Church Hill, Harefield, Middx. UB9 6DU Tel & Fax: 01895 822488	
<b>CLIENT:</b>	MR & MRS BROWN
<b>PROJECT:</b>	19 GROVE ROAD NORTHWOOD
<b>date:</b> JAN. 10	<b>drawn:</b> <i>JB</i>
<b>scale:</b> 1:200 AT A2	
<b>Drg. No:</b> 1480/40	DESIGN PROPOSAL

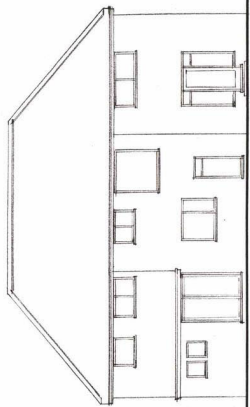




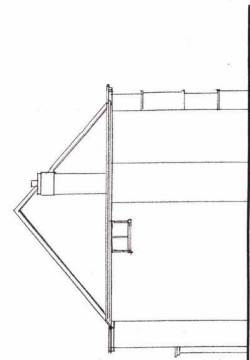
FRONT VIEW



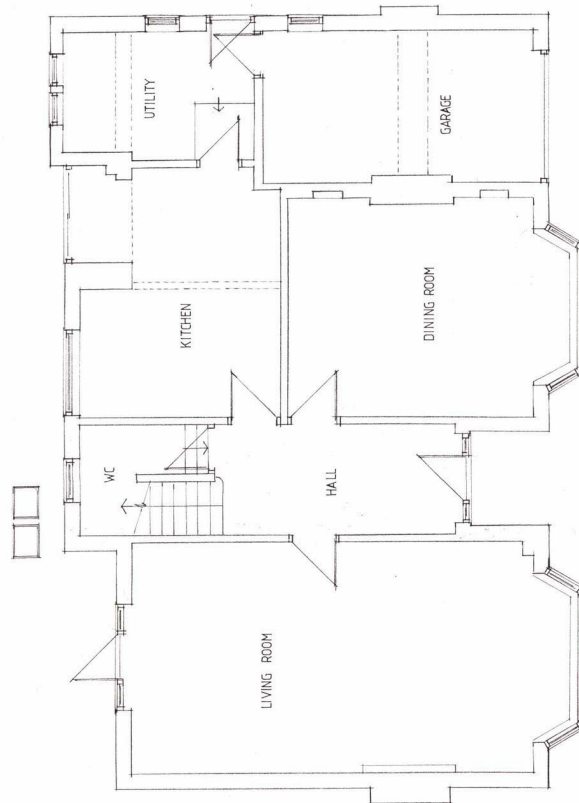
SIDE VIEW



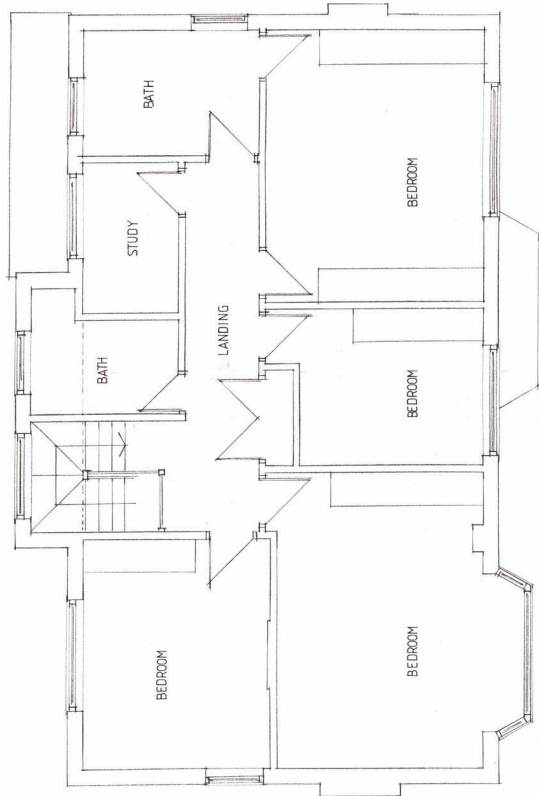
REAR VIEW



SIDE VIEW



GROUND FLOOR PLAN



FIRST FLOOR PLAN



17 DEC 2010  
 17 DEC 2010  
 17 DEC 2010

**Home Plans**

Clare Gardens, Church Hill, Stratfield, Middx. QUB9 6DU  
 5th & 3rd. 01895 822488

CLIENT: MR & MRS BROWN

PROJECT: 19 GROVE ROAD

NORTHWOOD

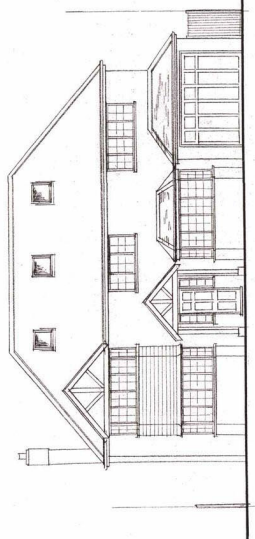
date: AUG. 09

scale: 1:50 1:100

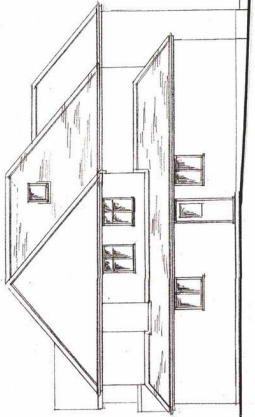
Draw. No: 1460.11

EXISTING BUILDING

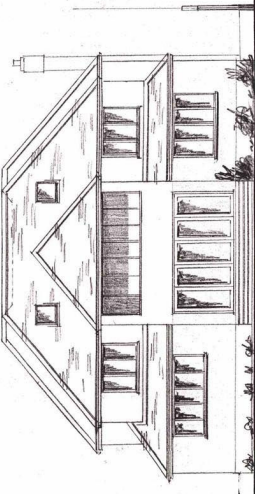




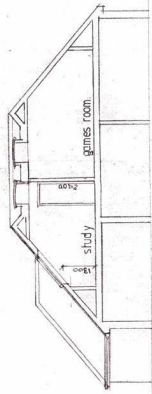
FRONT VIEW



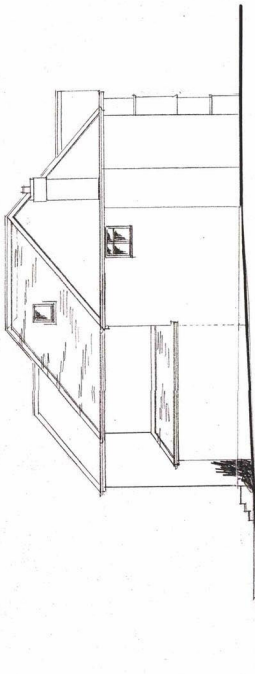
SIDE VIEW TO NO.21



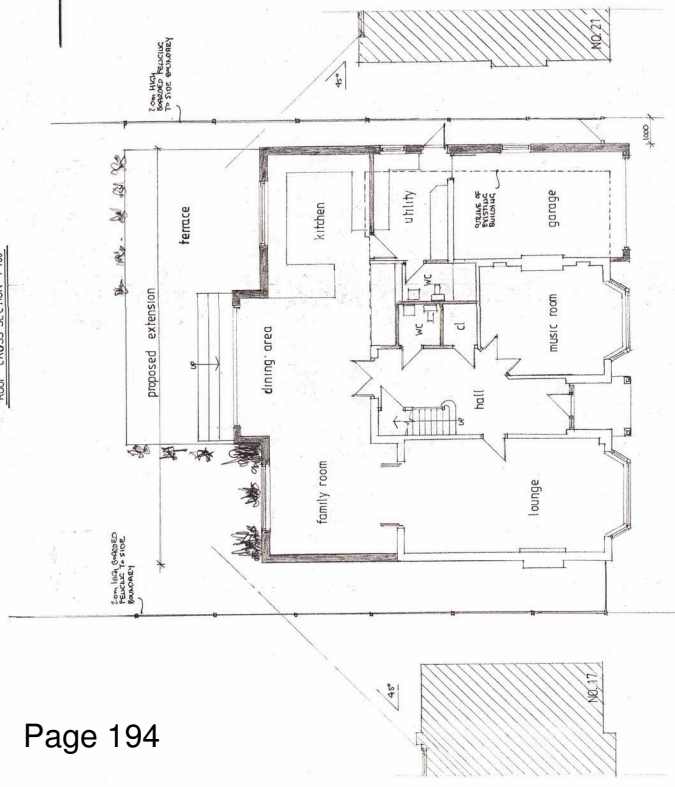
REAR VIEW



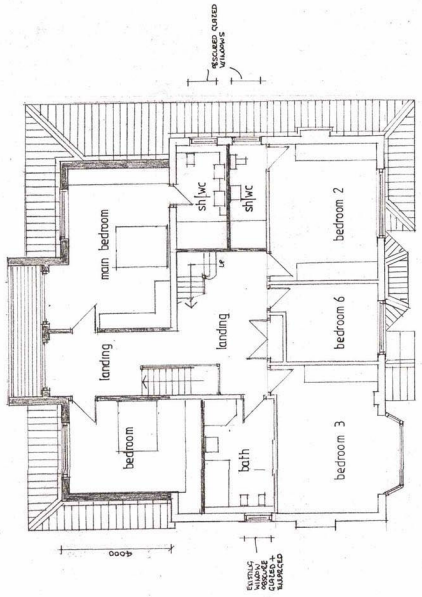
ROOF CROSS SECTION 1:100



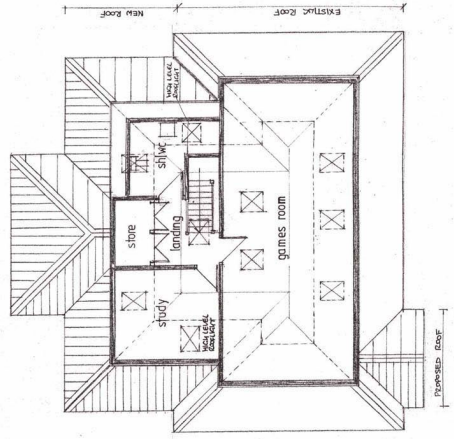
SIDE VIEW TO NO.17



GROUND FLOOR PLAN  
(new work shaded)



FIRST FLOOR PLAN  
(new work shaded)



ATTIC LEVEL PLAN

- E. 1. SET TO DESIGN APPROVED
- O. 1. SET TO DESIGN APPROVED
- S. 1. SET TO DESIGN APPROVED
- R. 1. SET TO DESIGN APPROVED

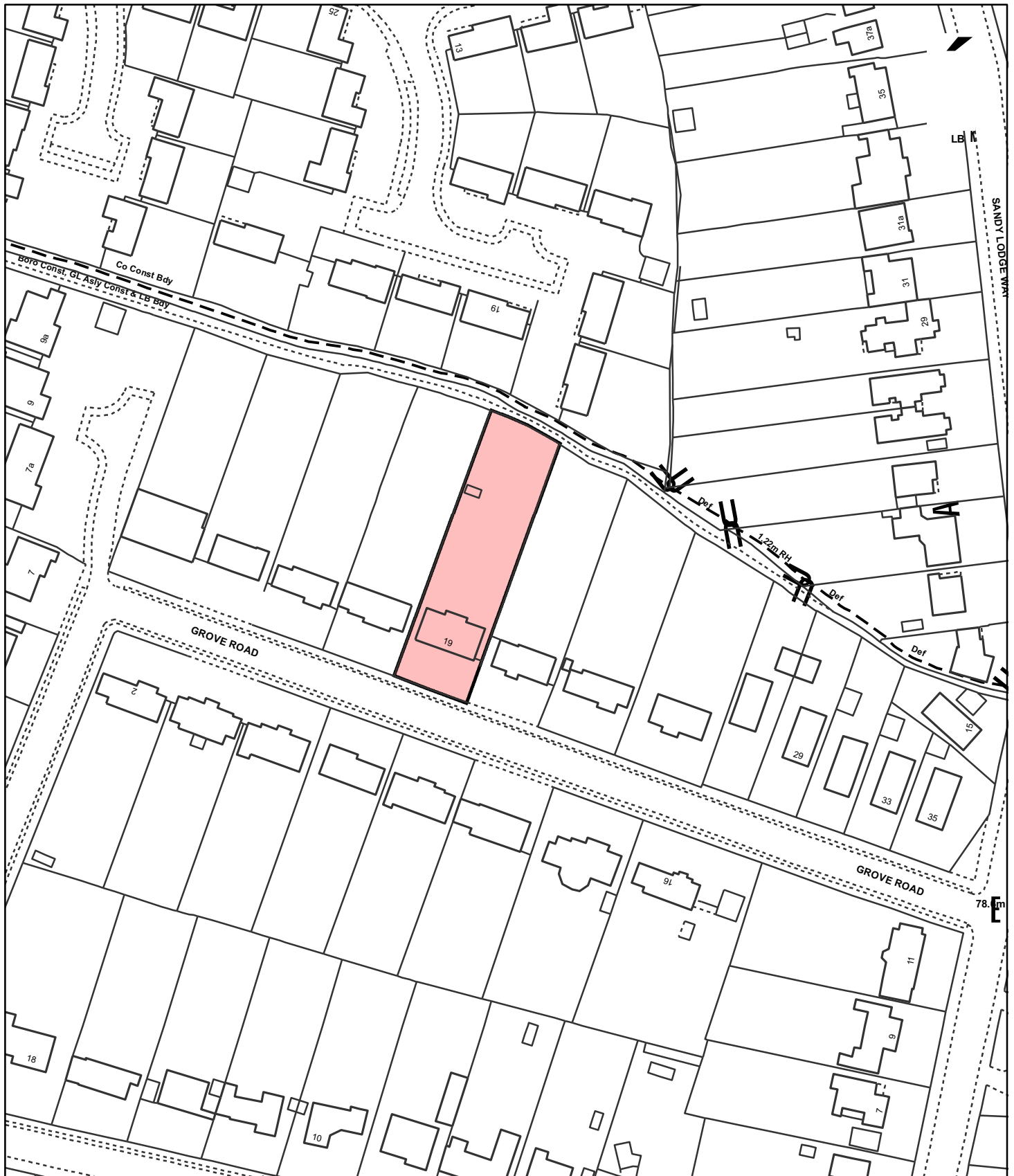
17 DEC 2019

**Home Plans**  
 Church Gardens, Church Hill, Sheffield, Midd. S16 9JG  
 Tel: 0114 276 1111 Fax: 0114 276 1112  
 Email: info@homeplans.co.uk


CLIENT: MR & MRS BROWN  
 PROJECT: 19 GROVE ROAD NORTHWOOD  
 DATE: DEC. 09 DRAWN: GMS  
 SCALE: 1:100  
 Dwg. No: 148013E  
 DESIGN PROPOSAL







**Notes**

 Site boundary

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Site Address

**19 Grove Road,  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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

Planning Application Ref:  
**27846/APP/2010/2916**

Scale  
**1:1,250**

Planning Committee  
**North** Page 195

Date  
**February 2011**



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** HAYDON SCHOOL WILTSHIRE LANE EASTCOTE PINNER

**Development:** Details in compliance with condition 4 (fence colour) of planning permission ref: 9556/APP/2010/1370 dated 06/08/2010; Installation of mesh fence and automatically locking gate and new window to existing elevation.

**LBH Ref Nos:** **9556/APP/2010/2490**

**Date of receipt:** 25/10/2010 **Date(s) of Amendment(s):**

Haydon School  
Pinner HA5 2L

FENCE  
PHOTOGRAPHS



LON BORO OF HILLINGDON  
RECEIVED  
25 OCT 2010  
PLANNING & TRANSPORTATION  
GROUP



NICK BAKER ARCHITECTS  
110 LONDON ROAD  
LONDON  
EC1V 9AN

Scale: NTD  
Date: 13.12.10  
Job No: 1005  
© Nick Baker Architects

Drawing No:  
P-011

Haydon School  
Pinner HA5 2L

FENCE  
PHOTOGRAPHS

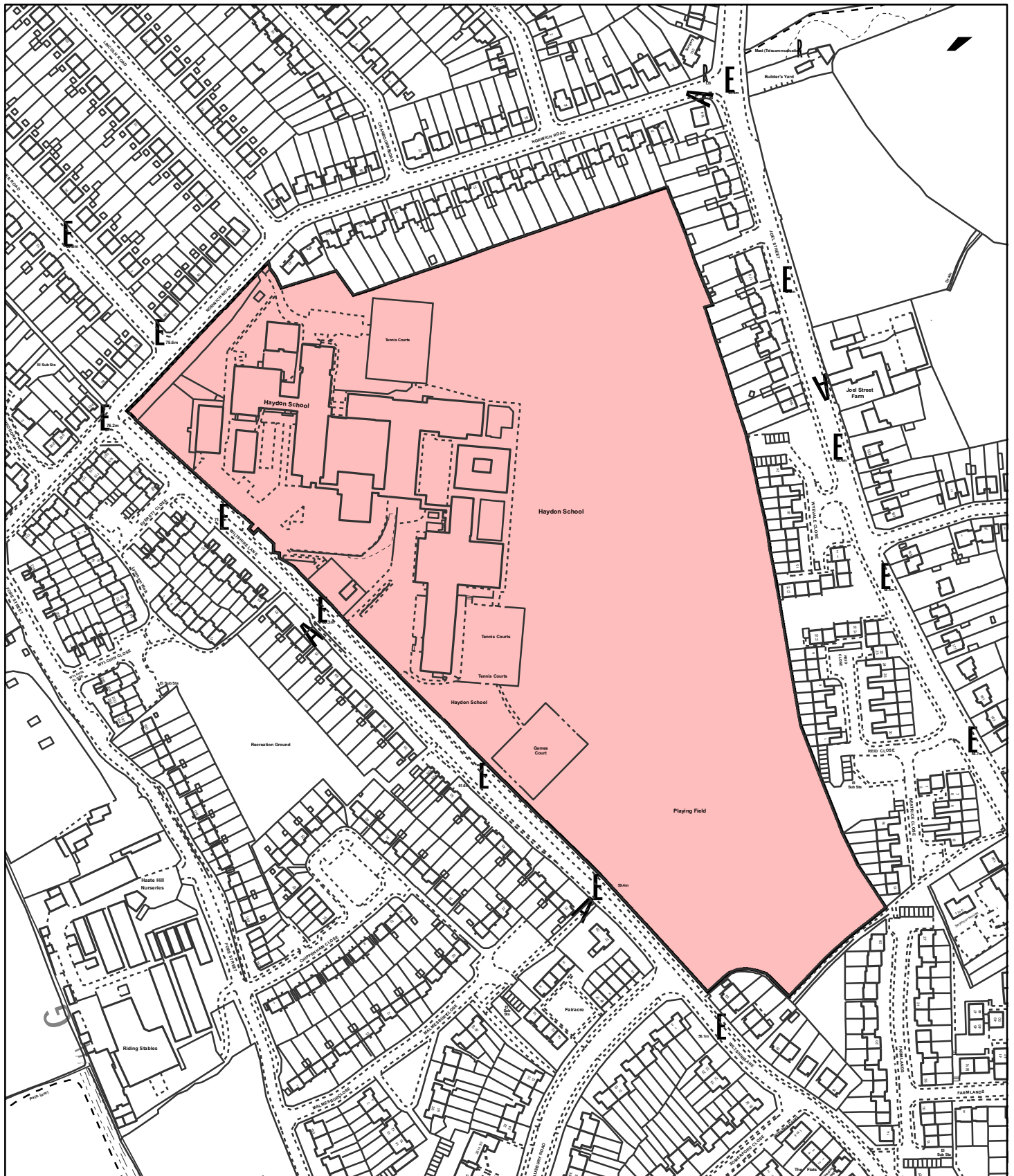


LON BORO OF HILLINGDON  
RECEIVED  
25 OCT 2010  
PLANNING & TRANSPORTATION  
GROUP



NICK BAKER ARCHITECTS  
111 Newbury Street  
London  
EC1V 9AN

Scale: 1:75  
Date: 13.12.10  
Job No: 0001  
Drawing No: P-010  
© Nick Baker Architects



**Notes**

 Site boundary

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Site Address

**Haydon School,  
Wiltshire Lane,  
Eastcote**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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

Planning Application Ref:  
**9556/APP/2010/2490**

Scale  
**1:3,000**

Planning Committee  
**North Page 199**

Date  
**February 2011**



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** 41 RAISINS HILL EASTCOTE MIDDLESEX

**Development:** Part two storey, part single storey side extension, part two storey, part single storey rear extension with 1 rooflight, single storey front extension and conversion of roofspace to habitable use with 1 front and 1 rear rooflight, involving demolition of existing integral garage and store.

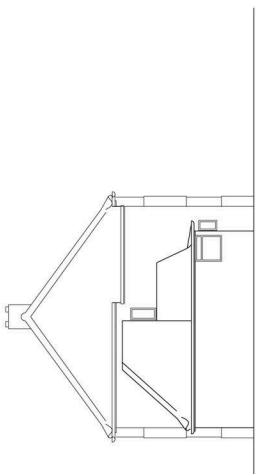
**LBH Ref Nos:** 64909/APP/2010/2668

**Date Plans Received:** 22/11/2010

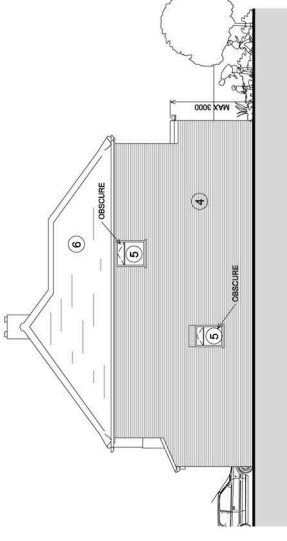
**Date(s) of Amendment(s):** 28/01/0011

**Date Application Valid:** 01/12/2010

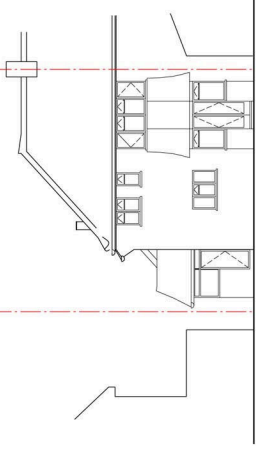
- KEY:**
- ① EXISTING FACING BRICK
  - ② EXISTING WINDOW / DOOR
  - ③ EXISTING ROOF TILE
  - ④ FACING BRICK TO MATCH EXISTING
  - ⑤ NEW UPVC DOUBLE GLAZED WINDOW / DOOR
  - ⑥ ROOF TILE TO MATCH EXISTING
  - ⑦ NEW ROOF LIGHT



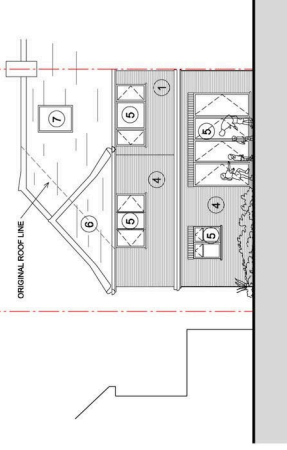
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



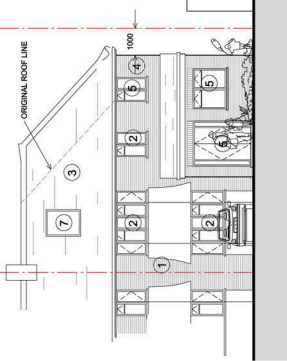
EXISTING REAR ELEVATION



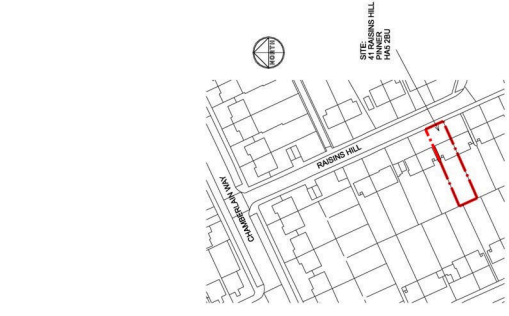
PROPOSED REAR ELEVATION



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

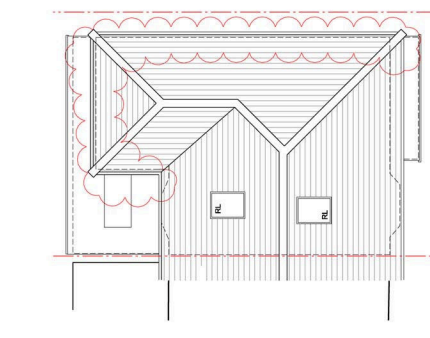


LOCATION PLAN  
SCALE 1:1250

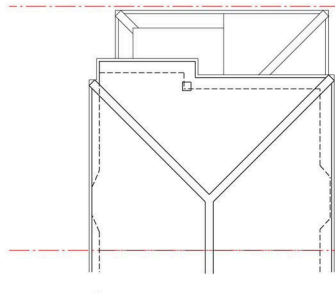
D	28/03/14	ROOF OVERHANG & BOUNDARYLINE ON	D8
C	26/01/14	AMENDED TO SUIT PLANNERS COMMENTS	JG/DS
B	06/01/14	PARKING SPACES ADDED TO BLOCK PLAN	D8
A	30/11/10	ABLES TO SECOND FLOOR PLAN. DETAIL TO SECTION - BLOCK PLAN ADDED	D8

**PROJECT INFORMATION**

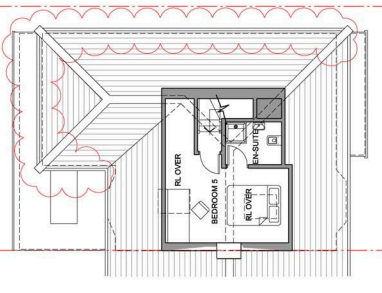
PROJECT: D3 5 SQUARE ARCHITECTS  
 ADDRESS: 4 SPRING VILLA ROAD, RAINING HILL, FINCHER, HAS 25U  
 CLIENT: D3 HOUSE  
 DATE: NOVEMBER 2010  
 DRAWING NO: 10254 P 01 01  
 AUTHOR: UNLORDED  
 CHECKED: JG/DS  
 DATE: 28/03/14  
 SCALE: 1:1250  
 DRAWN: JG/DS  
 DATE: 28/03/14  
 SCALE: 1:1250



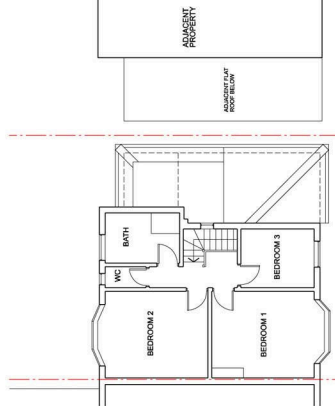
PROPOSED ROOF PLAN



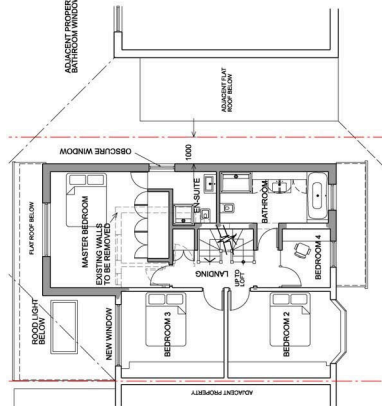
EXISTING ROOF PLAN



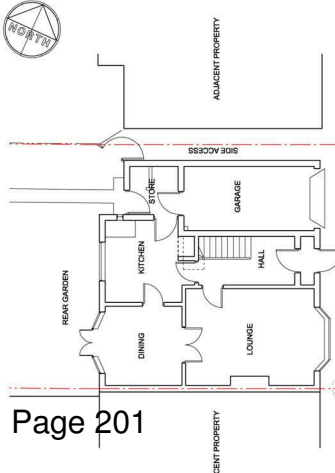
PROPOSED BLOCK PLAN  
SCALE 1:500



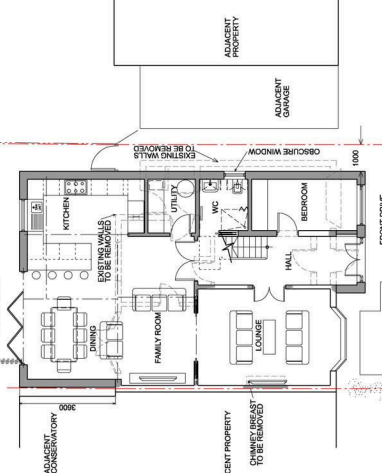
EXISTING FIRST FLOOR PLAN



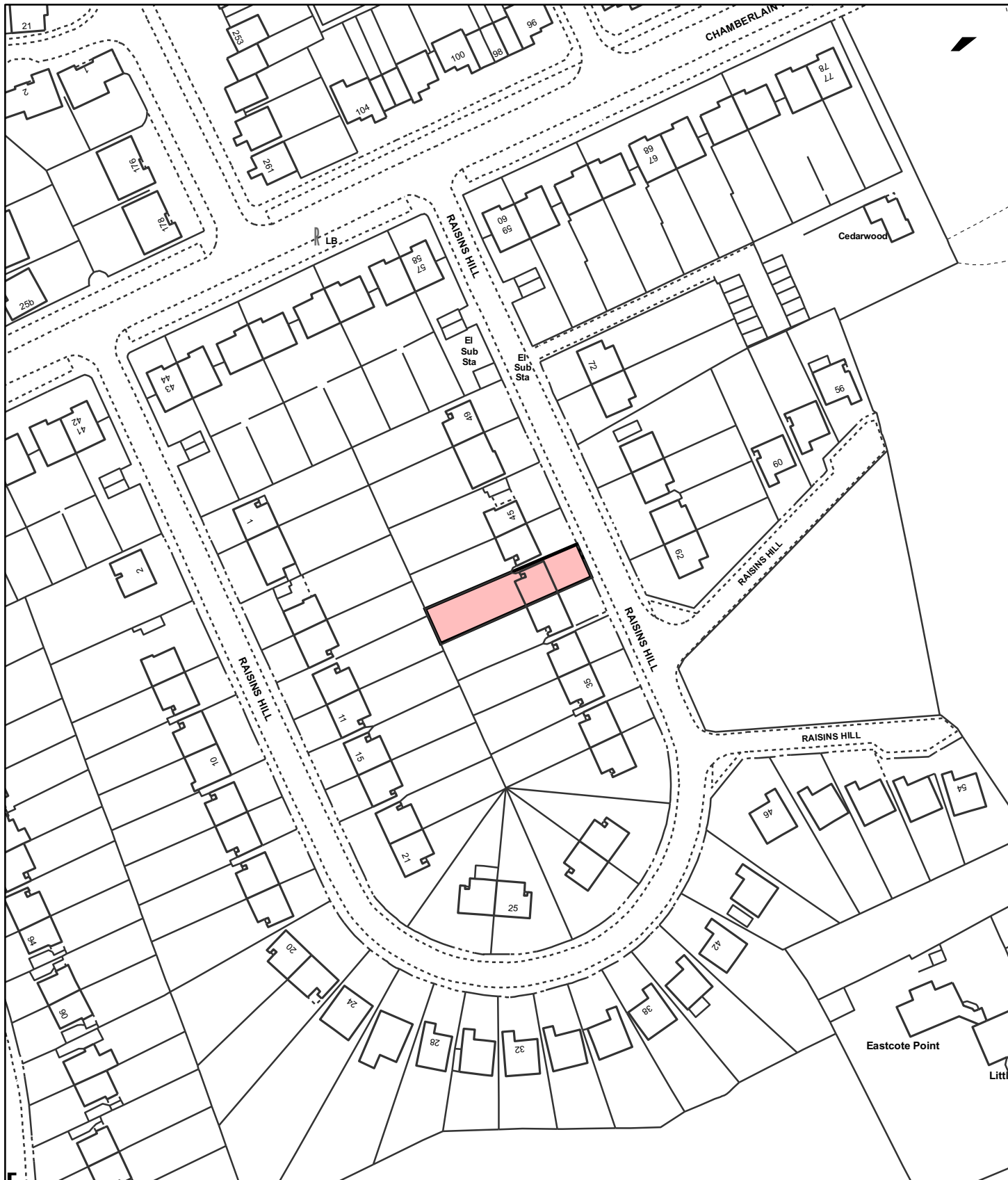
PROPOSED FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



**Notes**

 Site boundary

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Site Address

**41 Raisins Hill,  
Eastcote**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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

Planning Application Ref:  
**64909/APP/2010/2668**

Scale  
**1:1,250**

Planning Committee  
**North** Page 202

Date  
**February 2011**



**HILLINGDON**  
LONDON



## **Report of the Head of Planning & Enforcement Services**

**Address** BREAKSPEAR HOUSE BREAKSPEAR ROAD NORTH HAREFIELD

**Development:** Application for alterations to the previously approved scheme for the residential units 1-4 of the enabling development (previously approved within scheme ref: 7610/APP/2002/1816 dated 28/01/2008 for the conversion of the existing Breakspear House to 10 flats, the erection of 7 dwellings and erection of single storey extension to Lower Lodge, incorporating conversion of existing house to 9 flats, erection of 8 dwellings and erection of a two storey extension to Lower Lodge, single storey extension to Upper Lodge together with surface level and underground parking) involving alterations in the internal residential room layouts and the design and layout of the rear gardens.

**LBH Ref Nos:** 7610/APP/2010/2608

**Date Plans Received:** 12/11/2010

**Date(s) of Amendment(s):** 10/12/2010

**Date Application Valid:** 09/12/2010

Notes:

- This drawing is based on Drawing No: 99225-207 Proposed site layout plan dated April 2009  
Structura Drawing 1677-001A Site Survey dated 27 March 2009  
08-05-03B 'E' Issue 08-04-09 Landscape Scheme  
99225-351A Main House  
99225-351A Plots 5-6, 99225-352A Plots 7-8  
99225-300A Plots 1-4
- For section details refer to Structura Drawings 1077-250/251
- All levels are arbitrary datum. All levels refer to finished floor level of the main house at the northern entrance unless stated otherwise.
- Pathways & surfacing around Manor House to accord with Landscape proposals
- Proposed road levels to suit existing

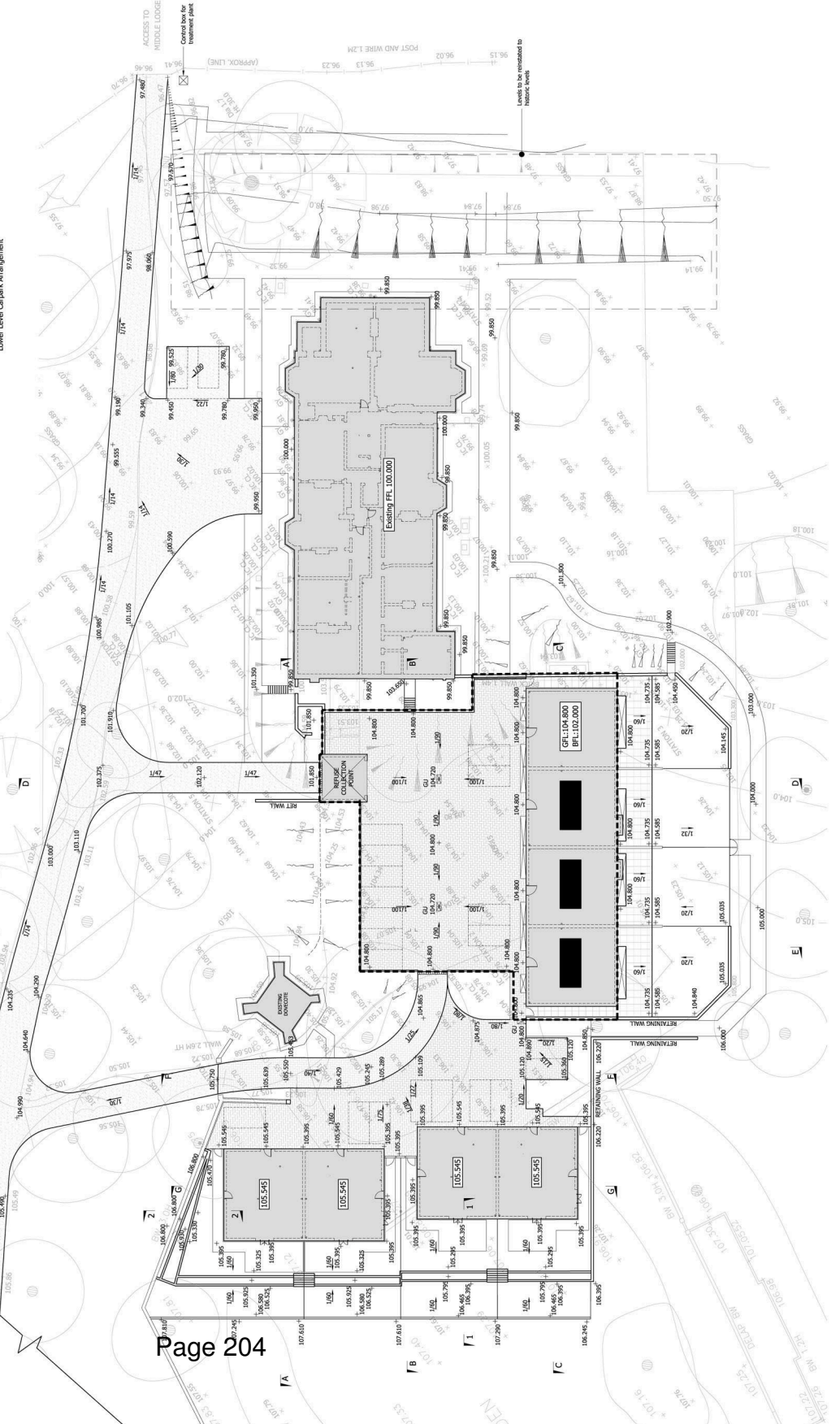
Legend

- Paved Black Road
- Contagious Construction
- Main road (Asphalt with rolled in pea grit to Conservation Officer's approval)
- Gravel footpath

- Finished Floor Level
- External Ground Level, Typ -1.50mm.
- Proposed Gradient
- Finished Ground Level
- Existing Ground Level at Boundary



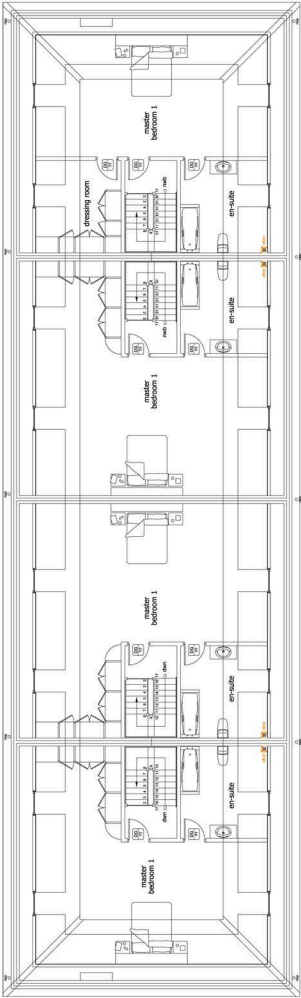
Lower Level Carpark Arrangement



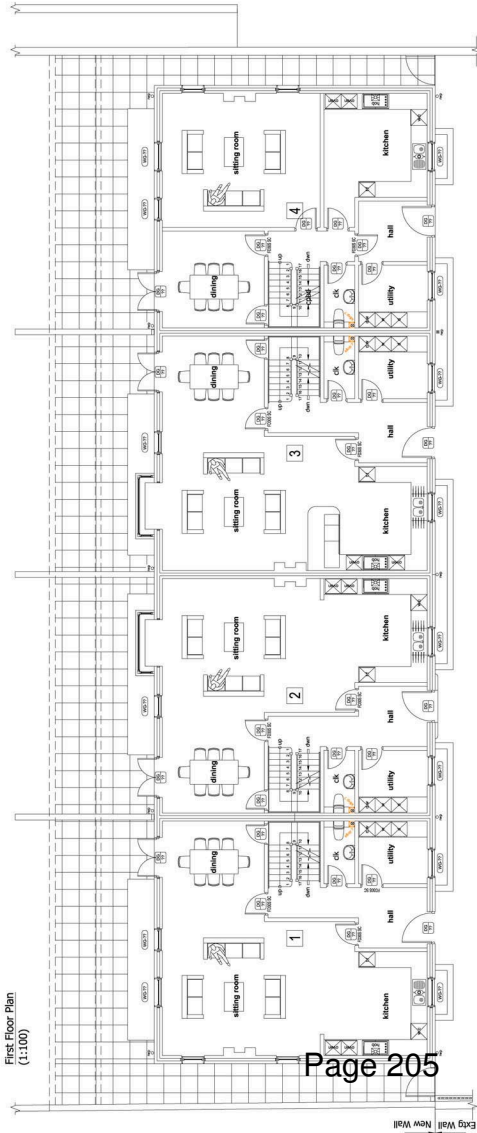
C 15.10.10 Ratings added to top of existing retaining wall  
 B 05.10.10 Layout updated. Levels revised to suit  
 A 17.06.10 Base generation of plots 1-8 updated to suit  
 - 22.04.10 Preliminary Issue  
 Rev Date Details  
 Drawn Check

Client: **Clancy Developments Ltd**  
 Project: **Breakspear House, Harefield**  
 Title: **External Works General Arrangement**  
 Day No: **1677-1005** Rev: **C**  
 Scale: **1:250**

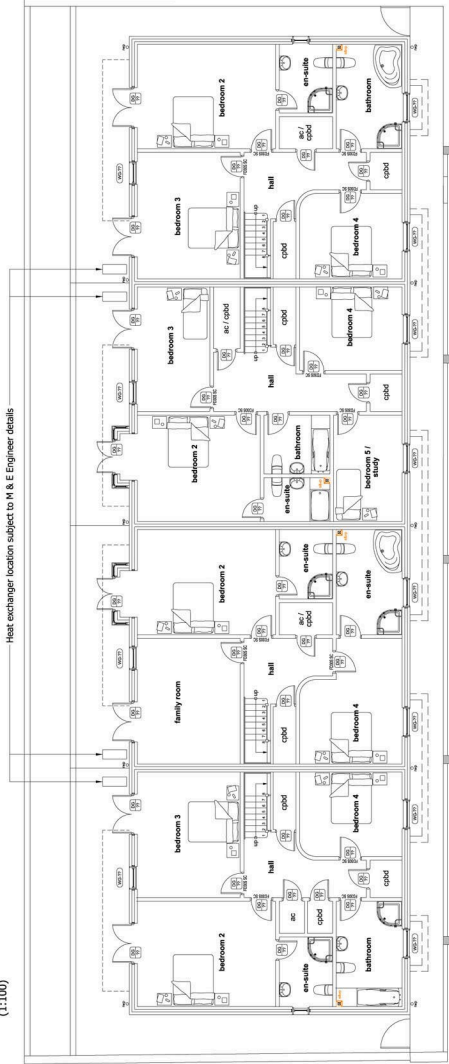
**STRUCTA** CONSULTING ENGINEERS  
 Structa LLP  
 Able House  
 100, High Street  
 Harefield, Hertfordshire  
 Hemel HP2 0PH  
 Tel: 01462 410 800  
 Fax: 01462 410 801  
 Email: info@structa.co.uk  
 Website: www.structa.co.uk



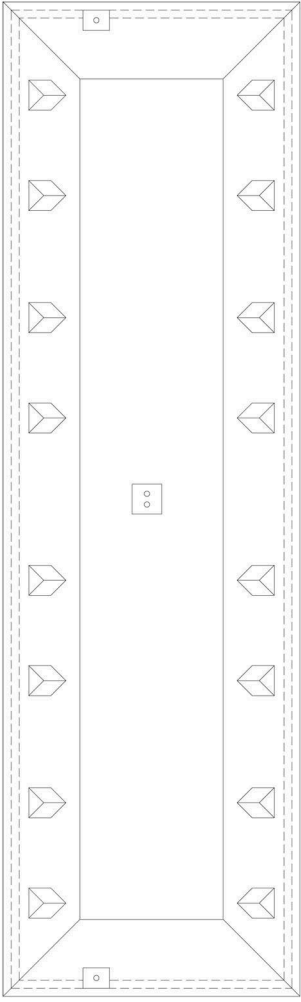
First Floor Plan  
(1:100)



Ground Floor Plan  
(1:100)



Lower Ground Floor Plan  
(1:100)



Roof Plan  
(1:100)

A 05.10.10 For Planning NH  
 - 27.05.10 Preliminary Issue AV NH  
 Rev Date Detail Drawn Check

Client: Clancy Developments Ltd

Project: Breakspear House,  
 Herefield

Title: Proposed New Units 1 - 4  
 Floor Plans

Dwg No: 1677-A300 Rev: A

Scale: 1:100 @ A1

**STRUCTA**  
 consulting engineers  
 1st Floor, 100  
 High Street, Herefield,  
 Herefordshire, HR11 3JH  
 Tel: 01432 419 800  
 Fax: 01432 419 801  
 Email: sales@structa.co.uk  
 www.structa.co.uk

**NOTES:**

- For section details refer to Structa Drawings 1677-380/382
- All levels to arbitrary datum. All levels refer to finished ground level unless stated otherwise. The datum is 100.00m.
- Pathways & surfaces around Manor House to accord with landscape proposals
- Bin store to accord with BS 5996:2005 Waste Management in Buildings

**Legend**

- Main road (Asphalt)
- Finished Floor Level
- External Ground Level, Typ -150mm
- Parking Bay Number
- Proposed Gradient
- Finished Ground Level
- Existing Ground Level at Boundary
- Euro bin

DRAWING APPROVED  
 12 NOV 2010  
 PLANNING & TRANSPORTATION  
 (S) P

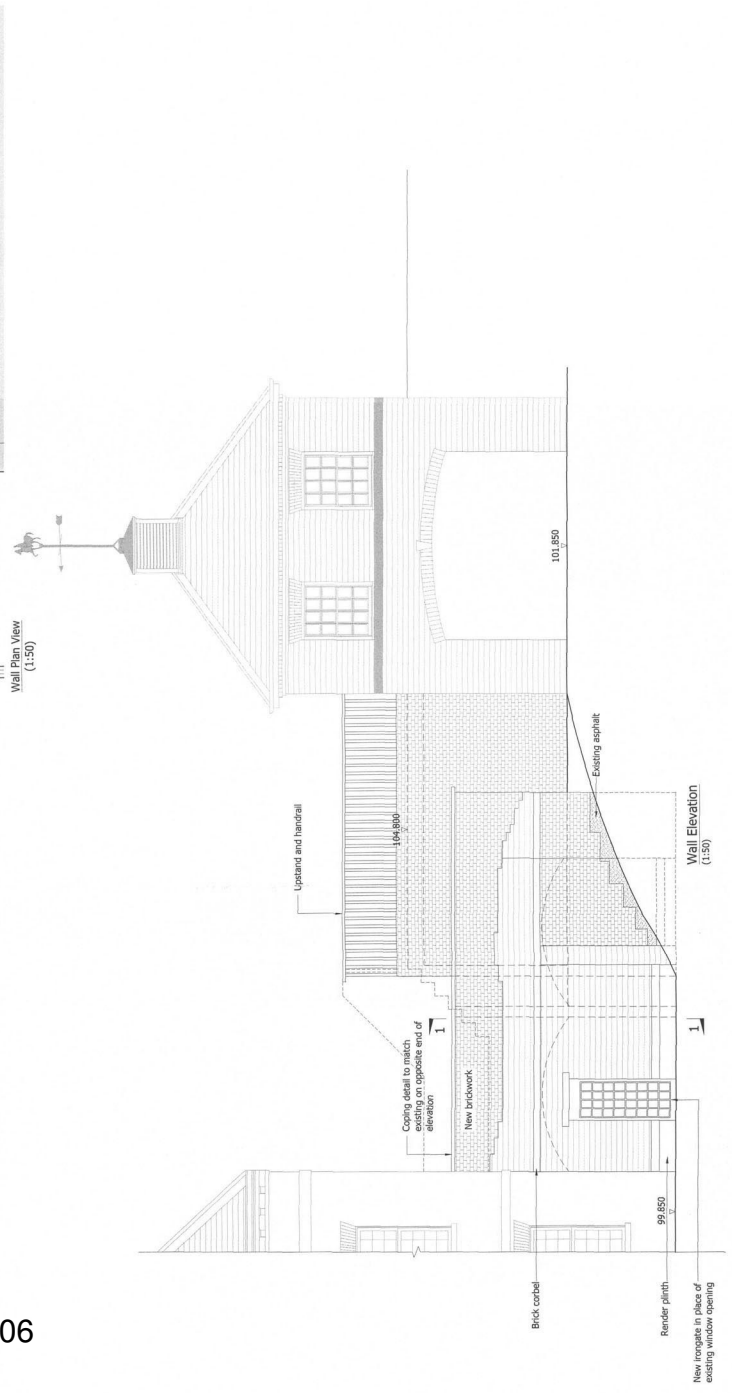
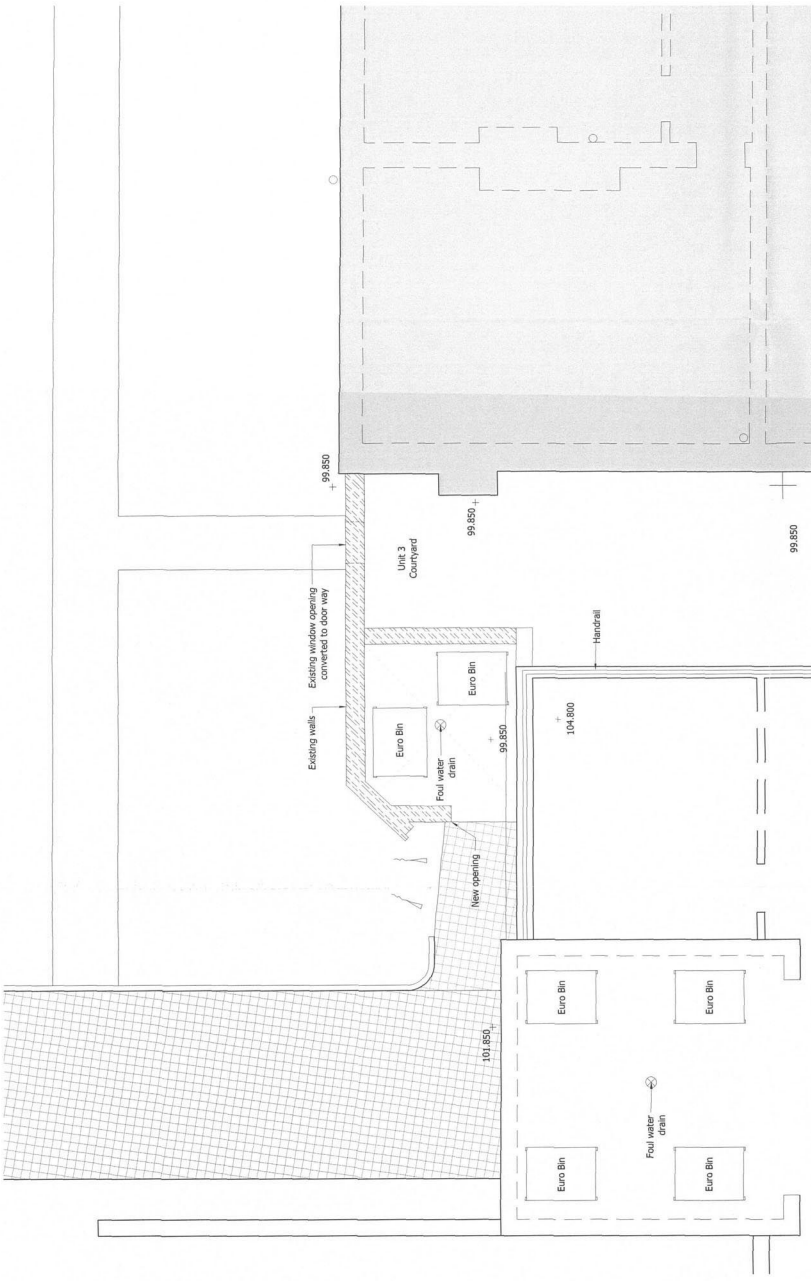
A 05.11.10 Upstart & handrail added  
 SD NH  
 Rev Date Details  
 Drawn Check

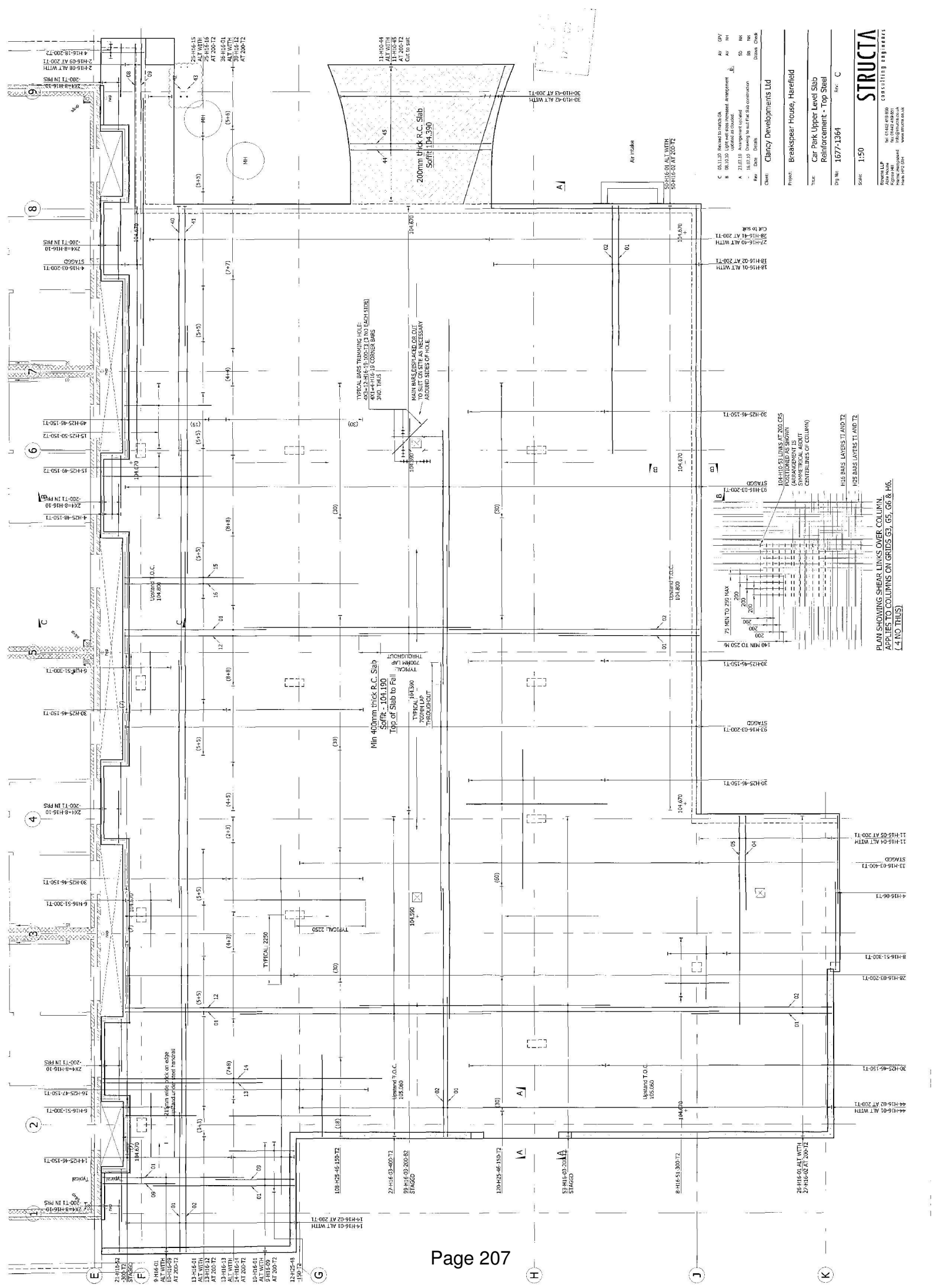
Client: Clancy Developments Ltd  
 Project: Breakspeare House, Harefield  
 Title: Bin Stores  
 Dwg No: 1677-SK006 Rev: A

Scale: 1:50 @ A1  
**STRUCTA**  
 CONSULTING ENGINEERS  
 140-142 High Street  
 Harefield, Bucks HP8 5NH  
 Tel: 01494 418850  
 Fax: 01494 418851  
 Email: info@structa.co.uk  
 Website: www.structa.co.uk

**NOTES:**

- The bin chamber doors will be self closing and any automatic locking devices such as latches will be capable of being opened from inside the chamber to prevent people being trapped.
- Chamber doors will be capable of being latched open during the collection phase.
- Bin chamber walls will be constructed or lined with hard impervious material with a smooth finish for washing down. The floor to the chamber will have a suitable fall towards a drainage point. Drainage will be towards a trapped gully connected to the foul sewer.
- Suitable fire precautions should be taken e.g. fire sprinklers or fire extinguishers and smoke detection equipment.
- Bin chambers will be of sufficient size to allow minimum 150mm between containers and between containers and bin chamber walls.
- A suitable fire extinguisher has been shown access for 40 tonne refuse collection vehicles is acceptable.
- A Site Waste Management Plan will be provided ([http://www.defra.gov.uk/environment/waste/links/links\\_constructio/pd/wmmp-guidance.pdf](http://www.defra.gov.uk/environment/waste/links/links_constructio/pd/wmmp-guidance.pdf))
- The courtyard can take loads of 40 tonnes for the refuse vehicles.

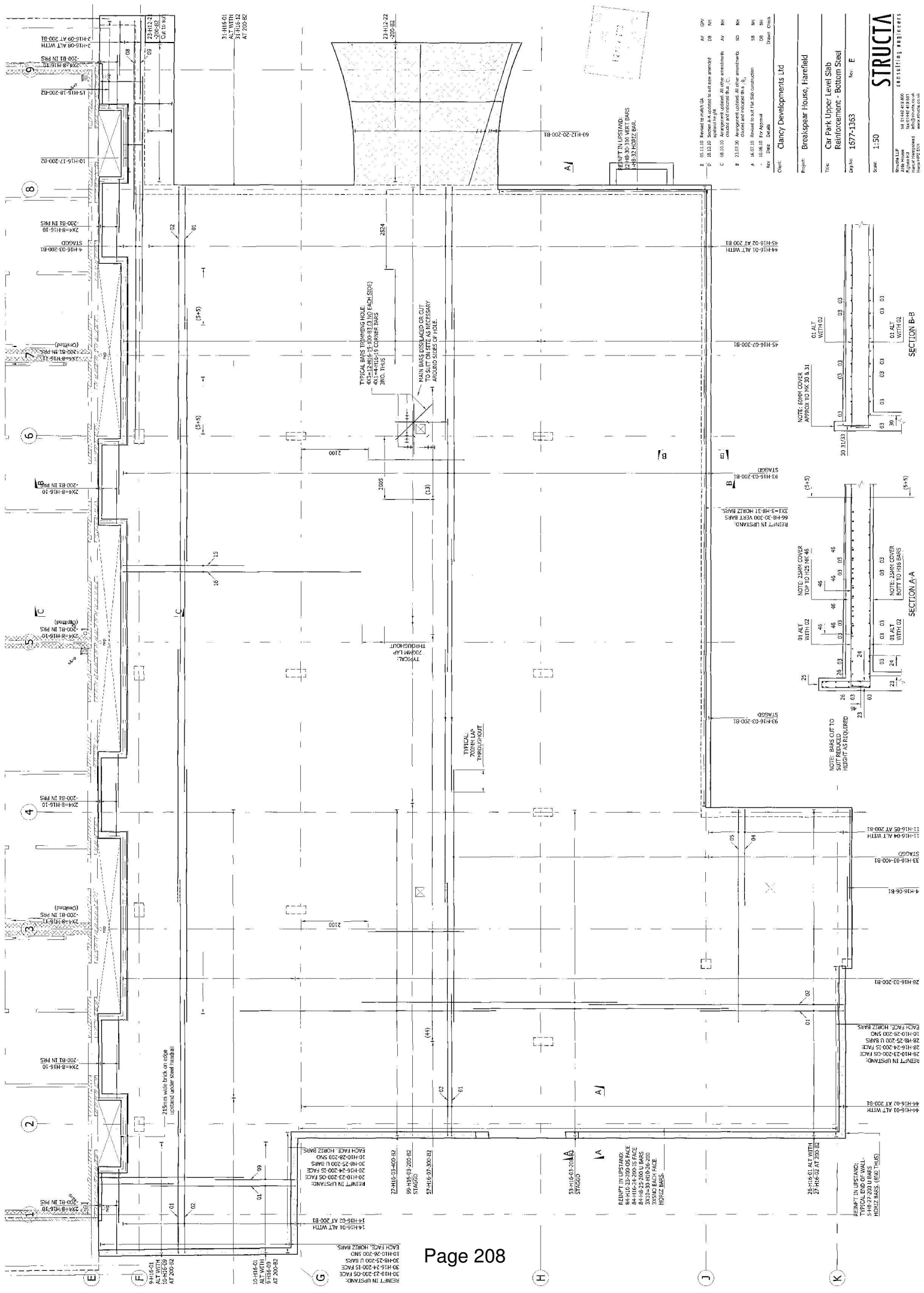




C 18.1.15 Reinforcement  
 A 20.1.15 Updated as per approved arrangement  
 A 23.07.10 Arrangement updated  
 Rev. Date Description  
 Client: Clancy Developments Ltd  
 Project: Breakspear House, Herefield  
 Title: Car Park Upper Level Slab Reinforcement - Top Steel  
 Draw No: 1677-1364 Rev. C  
 Scale: 1:50  
 Structural Engineer: [Signature]  
 Date: 14/02/2012  
 Project Manager: [Signature]  
 Date: 14/02/2012

**STRUCTA**  
 CONSULTING ENGINEERS  
 1677-1364  
 14/02/2012

PLAN SHOWING SHEAR LINKS OVER COLUMN.  
 APPLIES TO COLUMNS ON GRIDS G5, G6 & H6.  
 (4 NO THUS)

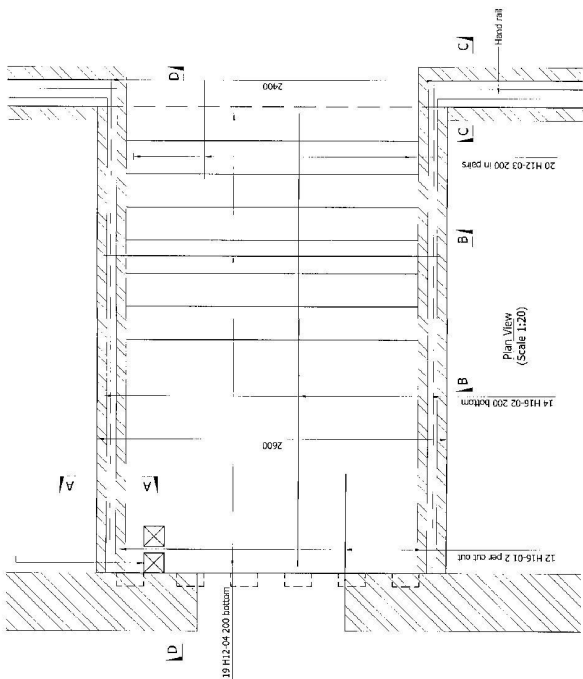


E 05/11/02 Revised to match GA  
 AV 05/11/02 Revised to match GA  
 DB 05/11/02 Revised to match GA  
 C 05/11/02 Arrangement updated. All other annotations could not be retained due to CC  
 AV 05/11/02  
 B 03/07/00 Arrangement updated. All other annotations could not be retained due to CC  
 SD 05/11/02  
 A 05/07/00 Revised to match GA  
 SD 05/11/02  
 DB 05/11/02  
 REV DATE Details  
 Down Check  
 Client: Clancy Developments Ltd  
 Project: Breakspear House, Harefield  
 Title: Car Park Upper Level Slab Reinforcement - Bottom Steel  
 Date: 15/7/13 Rev: E  
 Scale: 1:50  
**STRUCTUA**  
 CONSULTING ENGINEERS  
 141 Oldfield Road  
 Harefield, Bucks  
 HP8 5PH  
 Tel: 01494 493460  
 Fax: 01494 493451  
 Email: info@structura.co.uk  
 Website: www.structura.co.uk

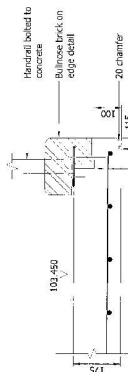
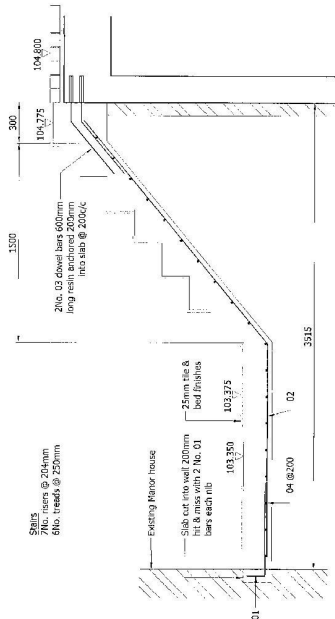


**Reinforced Concrete Notes**

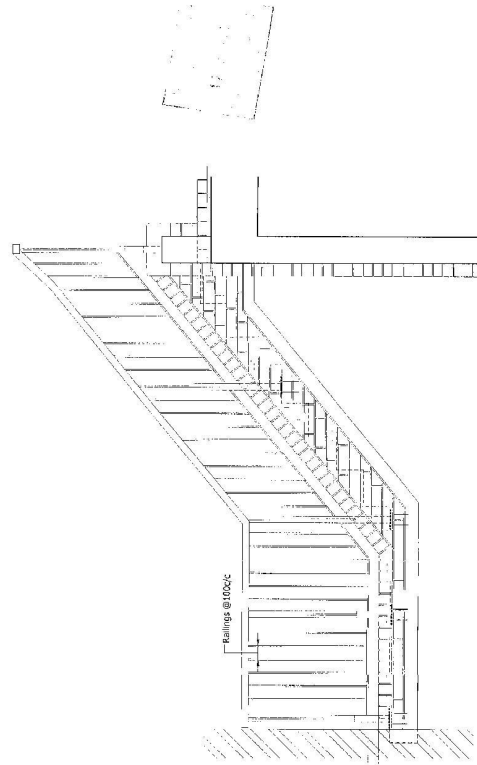
1. All reinforced concrete is designed to BS 8110 and all construction is to comply with this code.
  2. Concrete is specified in accordance with BS 8100-1 and BRE Special Report 1, 2005. All concrete is to conform to BS EN 206-1 and BS 5896-2.
- The Aggressive Chemical Environment for Concrete (ACEC) site classification is in accordance with BS 5446 and BS 5447. Concrete strength/durability requirements are as follows:
- Min. C. C32/40
- Typical Cover: Flat Slab 25mm (Top)  
Flat Slab 25mm (Bottom)  
Footings 75mm  
Walls 30mm
- The Design Chemical Class is: D5-2
- Where necessary, the strength/durability requirements indicated above shall be increased to meet the requirements of BS 8100-1 and BRE Special Digest No. 1.
3. Concrete sampling and testing shall be carried out in accordance with BS 1881.
  4. All excavations for reinforced concrete shall be kept free from water loose material and rubbish.
  5. Reinforcement should comply with BS 4449, BS 4449-2, BS 4449-3, BS 4449-4, BS 4449-5, BS 4449-6, BS 4449-7, BS 4449-8, BS 4449-9, BS 4449-10, BS 4449-11, BS 4449-12, BS 4449-13, BS 4449-14, BS 4449-15, BS 4449-16, BS 4449-17, BS 4449-18, BS 4449-19, BS 4449-20, BS 4449-21, BS 4449-22, BS 4449-23, BS 4449-24, BS 4449-25, BS 4449-26, BS 4449-27, BS 4449-28, BS 4449-29, BS 4449-30, BS 4449-31, BS 4449-32, BS 4449-33, BS 4449-34, BS 4449-35, BS 4449-36, BS 4449-37, BS 4449-38, BS 4449-39, BS 4449-40, BS 4449-41, BS 4449-42, BS 4449-43, BS 4449-44, BS 4449-45, BS 4449-46, BS 4449-47, BS 4449-48, BS 4449-49, BS 4449-50, BS 4449-51, BS 4449-52, BS 4449-53, BS 4449-54, BS 4449-55, BS 4449-56, BS 4449-57, BS 4449-58, BS 4449-59, BS 4449-60, BS 4449-61, BS 4449-62, BS 4449-63, BS 4449-64, BS 4449-65, BS 4449-66, BS 4449-67, BS 4449-68, BS 4449-69, BS 4449-70, BS 4449-71, BS 4449-72, BS 4449-73, BS 4449-74, BS 4449-75, BS 4449-76, BS 4449-77, BS 4449-78, BS 4449-79, BS 4449-80, BS 4449-81, BS 4449-82, BS 4449-83, BS 4449-84, BS 4449-85, BS 4449-86, BS 4449-87, BS 4449-88, BS 4449-89, BS 4449-90, BS 4449-91, BS 4449-92, BS 4449-93, BS 4449-94, BS 4449-95, BS 4449-96, BS 4449-97, BS 4449-98, BS 4449-99, BS 4449-100.
  6. Reinforcement shall be free from oils, paint etc. (which may adversely affect its bond with the concrete).
  7. Where faces are cast directly against the ground, cover is to be 75mm in accordance with BS 8110, and where necessary walls of concrete reinforcement are to be increased accordingly.
  8. Top reinforcement in slabs shall be supported on mild steel chairs, to ensure all reinforcement has the required cover of concrete.
  9. Splice blocks are to be made of precast concrete or a suitable plastic alternative. They shall be used to ensure that all reinforcement has the required cover of concrete. The use of wood, brick etc is not permitted.
  10. It shall be the responsibility of the contractor to check bending reinforcement against the drawings prior to work of the reinforcement and to notify The Engineer of any discrepancies.



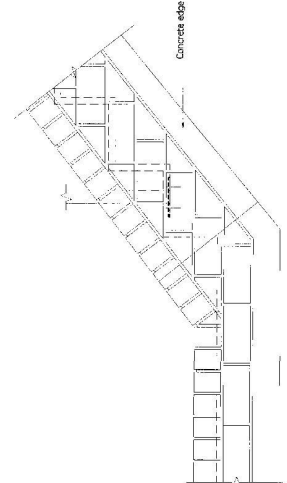
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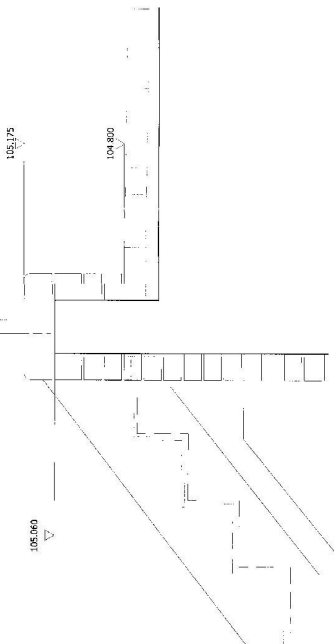
Section A - A  
(Scale 1:10)



North East Elevation  
(Scale 1:20)



Section B - B  
(Scale 1:10)



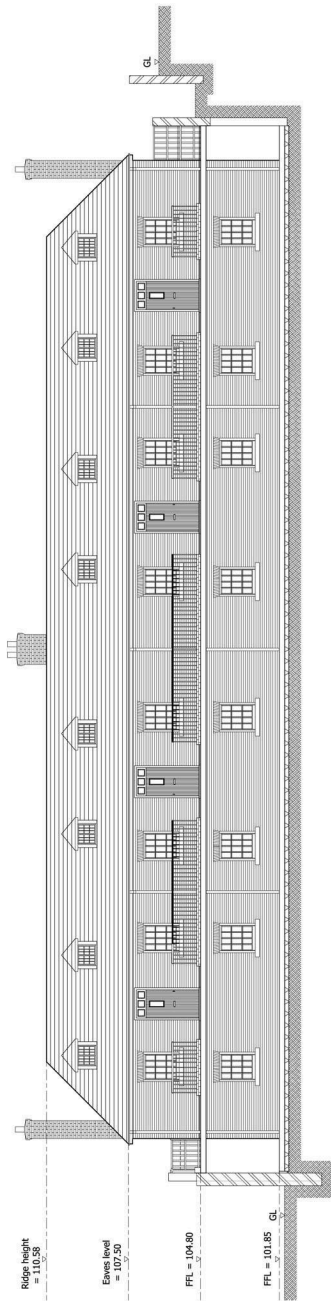
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Rev	Date	Drawn	Checked
A	11.11.18	Reinforcement & Formwork added	AV
	05.11.18	For Approval	AV
			DMW

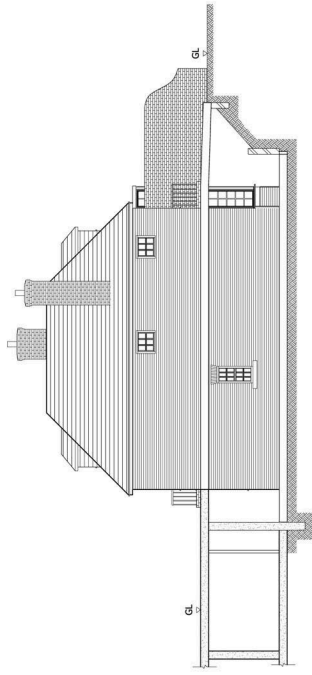
Client: Clancy Developments Ltd  
 Project: Breakspear House, Harefield  
 Title: Car Park Deck  
 Stair To Manor House  
 Date Iss: 1677-1366  
 Scale: 1:20 @ A1

**STRUCTA**  
 CONSULTING ENGINEERS  
 141 GERRARD ROAD  
 HAREFIELD, MIDDLESEX UB8 3PH  
 TEL: 01844 419160  
 FAX: 01844 419161  
 www.structa.co.uk

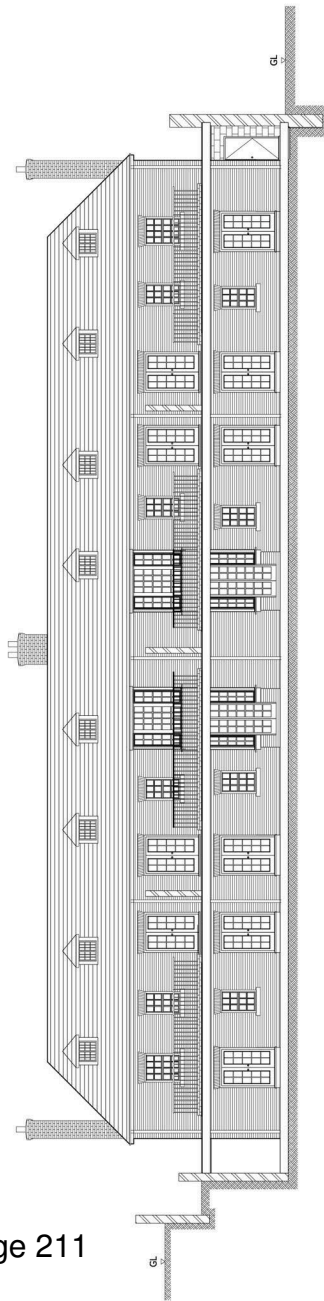




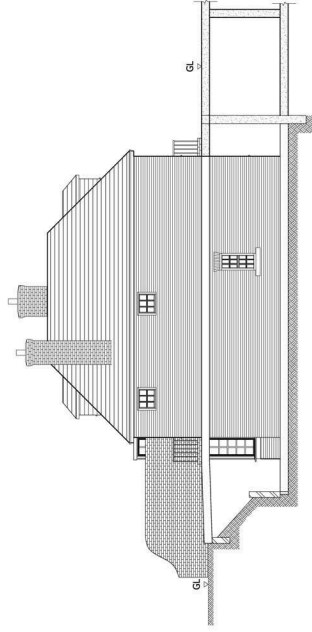
North East Elevation  
Front View



North West Elevation  
Side View



South West Elevation  
Rear View



South East Elevation  
Side View

A 05.10.18 For Planning  
 - 27.05.19 Preliminary Issue  
 Rev Date Description  
 Drawn Check

Client: Clancy Development Ltd

Project: Breakspear House,  
 Harefield

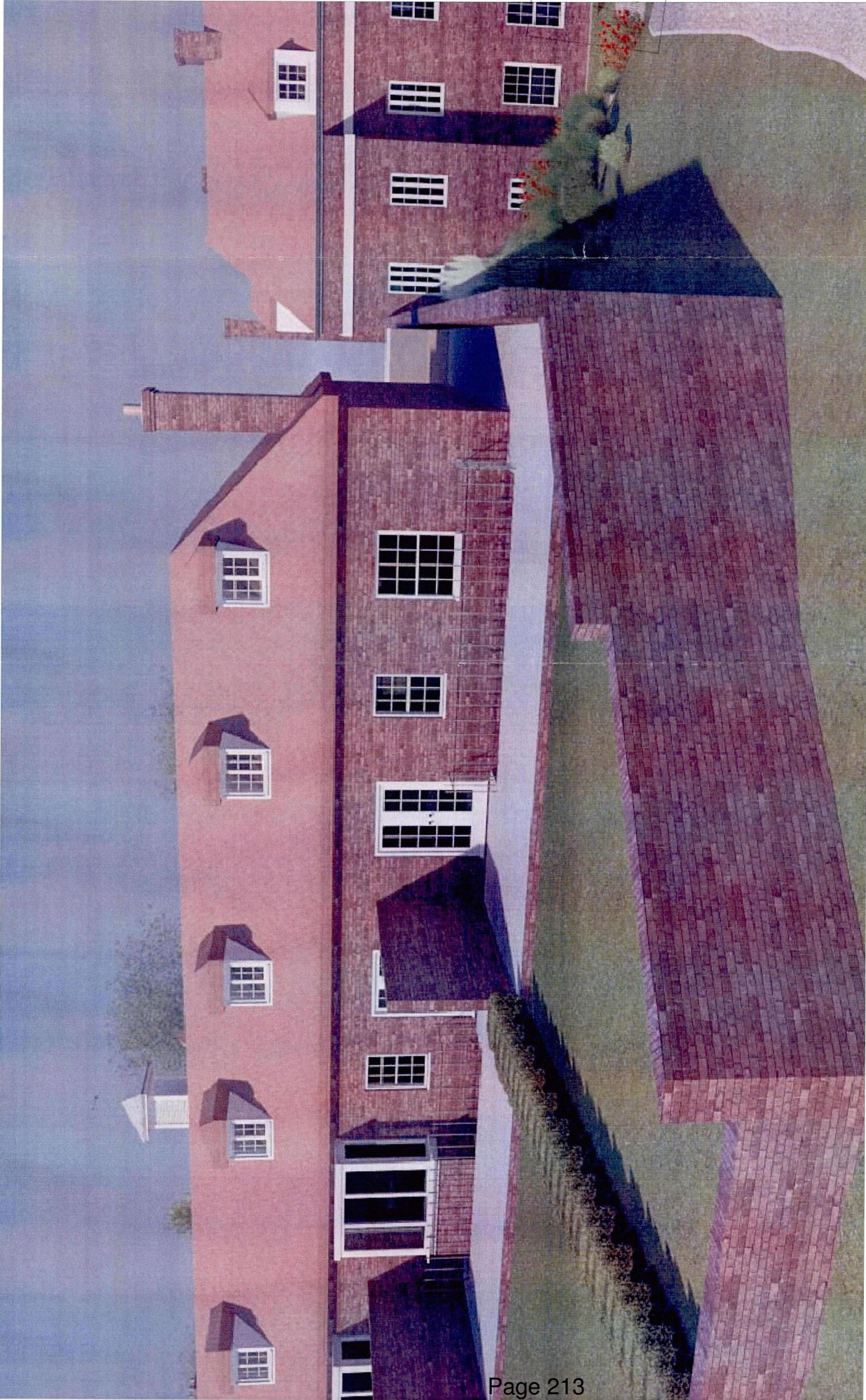
Title: Proposed New Units 1 - 4  
 Elevations

Dwg No: 1677-A314 Rev: A

Scale: 1:100 @ A1

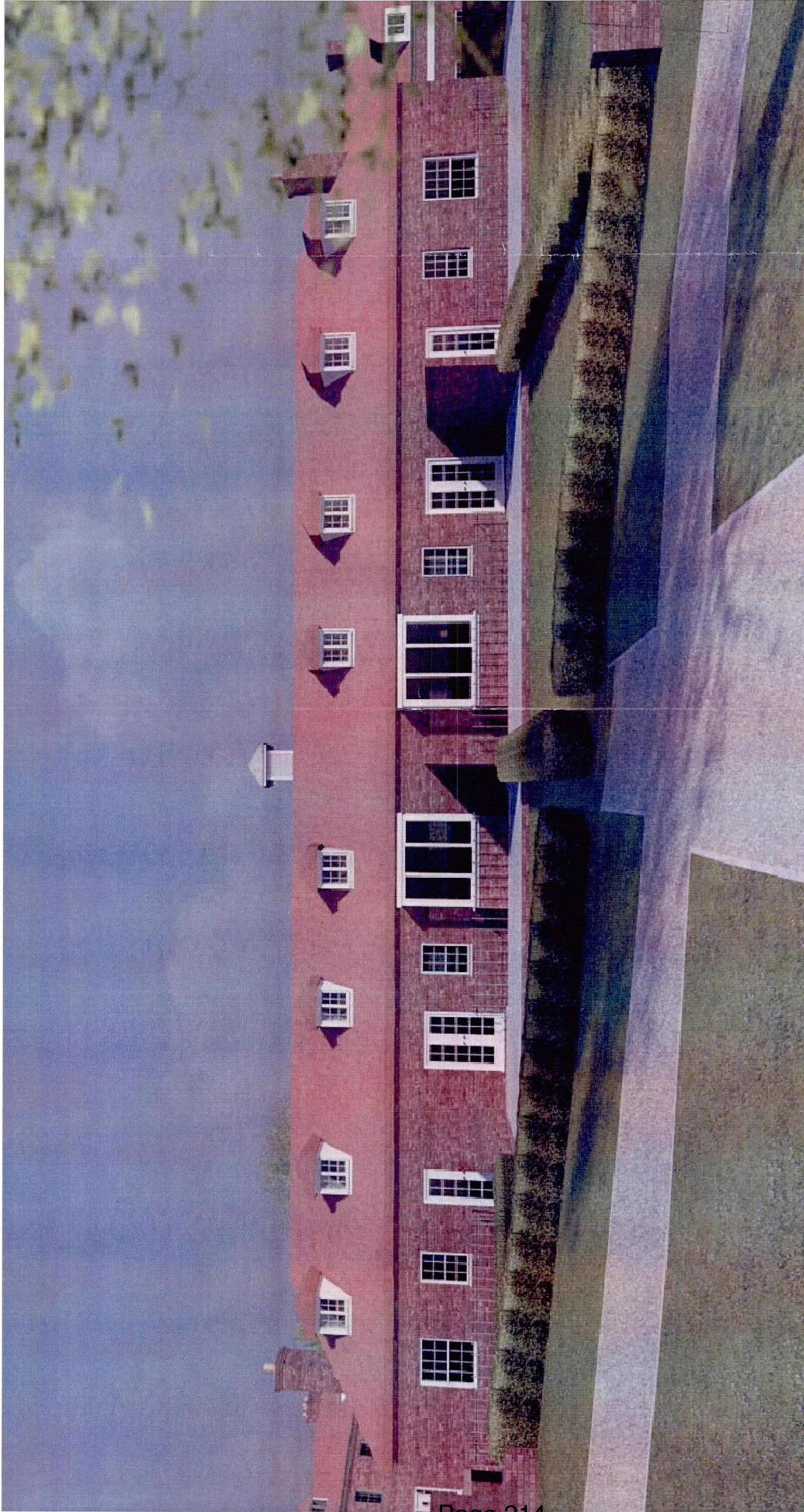
**STRUCTA**  
 consulting engineers  
 1st Floor  
 Abbey House  
 100-102, High Street  
 Herts HP2 2QH  
 Tel: 01462 419 800  
 Fax: 01462 419 801  
 Email: info@structa.co.uk  
 www.structa.co.uk





2 NOV 2013  
 U.S. TRANSPORTATION GROUP  
 REQUIRED

Rev	Date	Details	Drawn	Checked
Client: Clancy Developments Ltd				
Project: Breakspire House, Harefield				
Title: Plot 1 - 4 Rear Light Well View Prospective				
Day No: 1677-RV03				
Scale: NTS				
STRUCTA consulting engineers 1677 Rye Hill Harefield, Bucks HP8 5DH Tel: 01494 410800 Fax: 01494 410801 Email: info@structa.co.uk www.structa.co.uk				



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Rev	Date	Details	Drawn	Checked
Client:	Clancy Developments Ltd			
Project:	Breakspear House, Harefield			
Title:	Plot 1 - 4 Rear View Prospective			
Doc No:	1677-RV01	Rev:	-	
Scale:	NTS			
<b>STRUCTA</b> <small>STRUCTA LLP      CONSULTING ENGINEERS</small> <small>Alan House      No 15-162 119 800</small> <small>Hemel Hempstead      info@structa.co.uk</small> <small>Herts HP2 5SN      www.structa.co.uk</small>				



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Rev Date Detail Drawn Check

Client: Clancy Developments Ltd

Project: Breakspear House,  
Harefield

Title: Plot 1 - 4 Front View  
Prospective

Doc No: 1677-RV02 Rev: 1

Scale: NTS

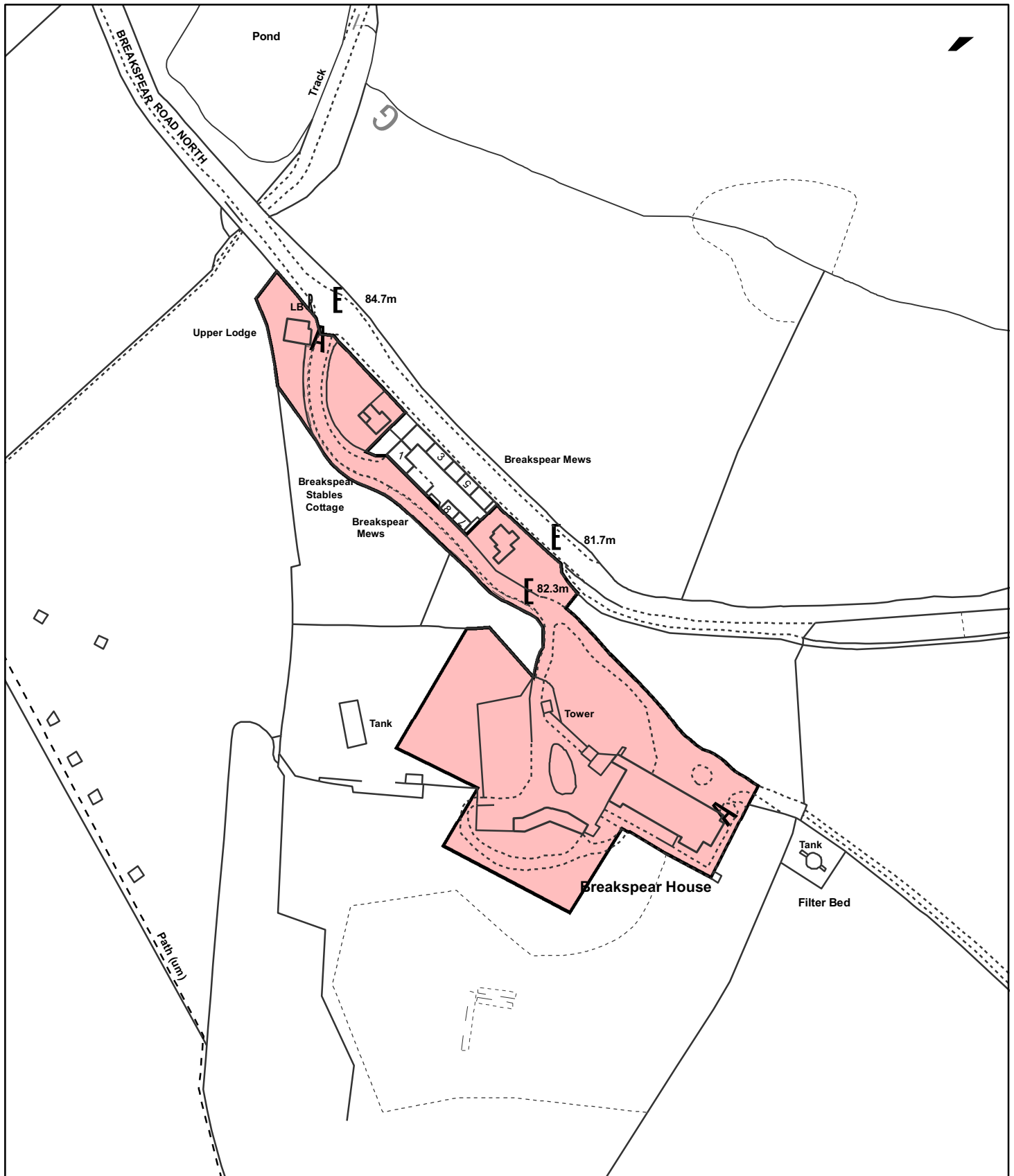
STRUCTA  
CONSULTING ENGINEERS

Structa LLP  
Alpha House  
The Quadrant  
Hemel Hempstead  
Herts HP1 2DT  
Tel: 01462 410000  
Fax: 01462 410001  
Email: info@structa.co.uk  
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Date: \_\_\_\_\_  
Details: \_\_\_\_\_  
Client: Clancy Developments Ltd  
Project: Breakspear House,  
Herefield  
Plot 1 - 4 Ariel View  
Prospectore  
Dwg No: 1677-RV/04  
Rev: \_\_\_\_\_  
Scale: NTS  
STRUCTA  
consulting engineers  
Structa LLP  
W 01462 418800  
F 01462 418801  
E info@structa.co.uk  
H 1677 2011  
www.structa.co.uk



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Harefield**

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

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

Planning Application Ref:  
**7610/APP/2010/2608**

Scale  
**1:2,000**

Planning Committee  
**North** Page 217

Date  
**February 2011**



**HILLINGDON**  
LONDON

## **Report of the Head of Planning & Enforcement Services**

**Address** ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD

**Development:** Retention of additional classroom and assembly area with library for pre-preparatory school, together with first aid room and staff toilet, without complying with condition 4 of planning permission ref: 10795/APP/2001/1600 dated 21/11/2001 (which limits pupil numbers at the school to 350 and staff to no more than 40) to allow the retention of the current numbers of 405 pupils and 65 full-time equivalent staff (Retrospective application.)

**LBH Ref Nos:** 10795/APP/2011/91

**Date Plans Received:** 17/01/2011

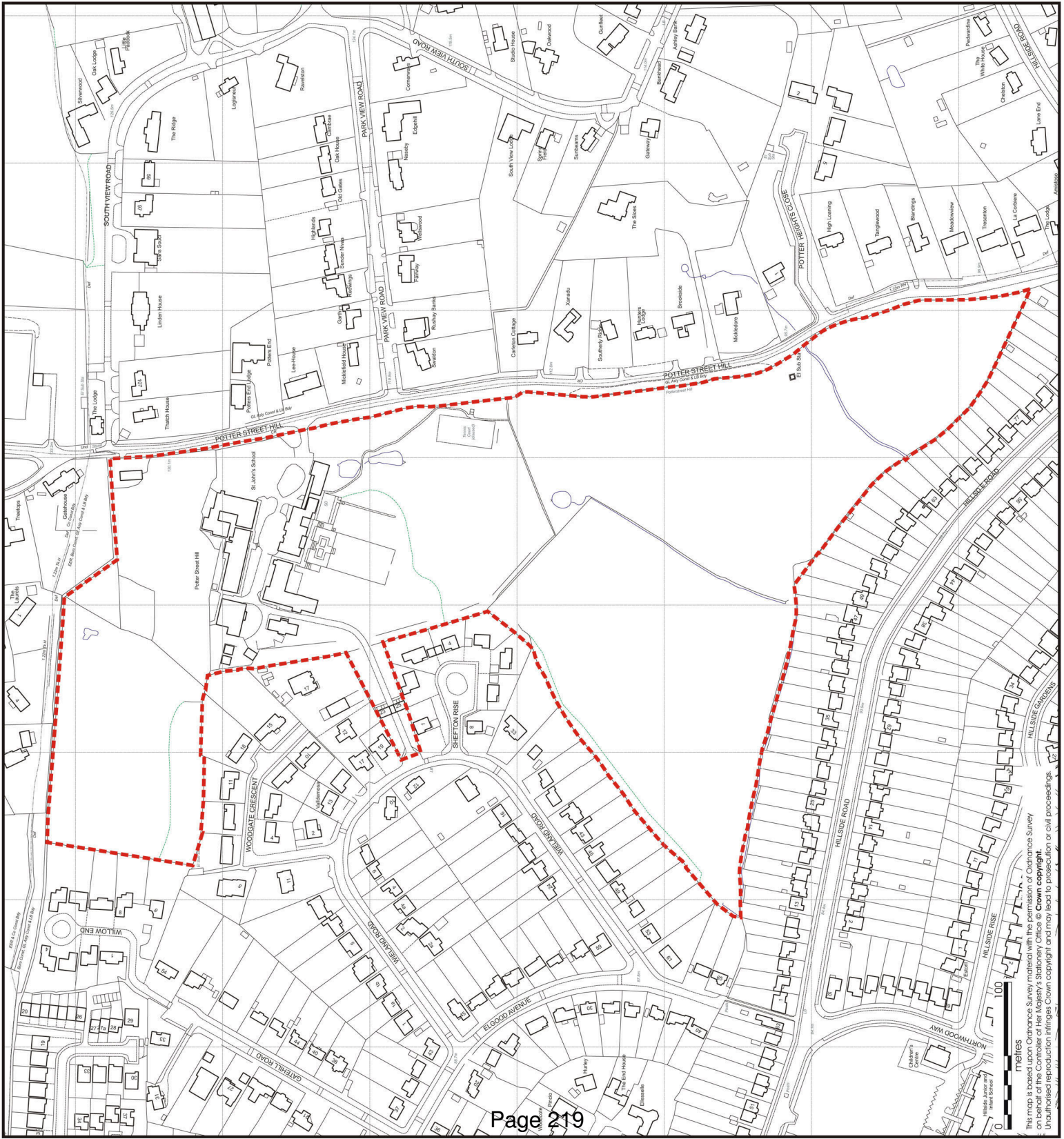
**Date(s) of Amendment(s):**

**Date Application Valid:** 17/01/2011

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SCHOOL BOUNDARY  
(12.44ha 30.74ha)



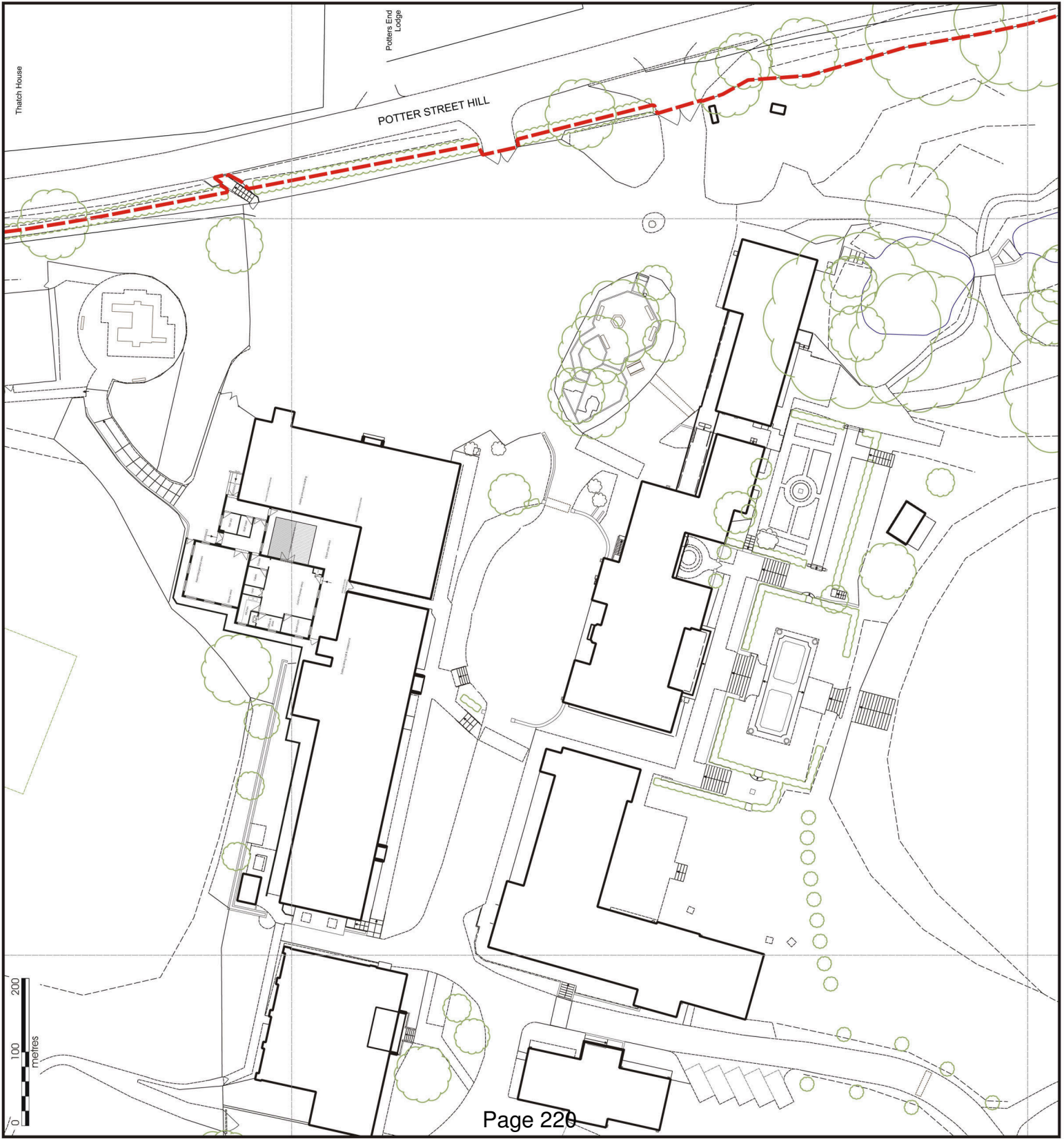
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PROJECT TITLE  
**St John's School  
NORTHWOOD  
Middlesex**

DRAWING TITLE  
**Planning application plan**

SCALE	DATE	CHECKED
1:2500	JANUARY 2011	HNA
PROJECT No.	DRAWN	DATE
4779	HNA	
		▲ N
		200
<b>VINCENT AND GORING</b>		
<b>CHARTERED ARCHITECTS AND TOWN PLANNERS</b>		
STERLING COURT NORTON ROAD STEVENAGE HERTS TELEPHONE: 01438 316331 FAX:01438 722035		

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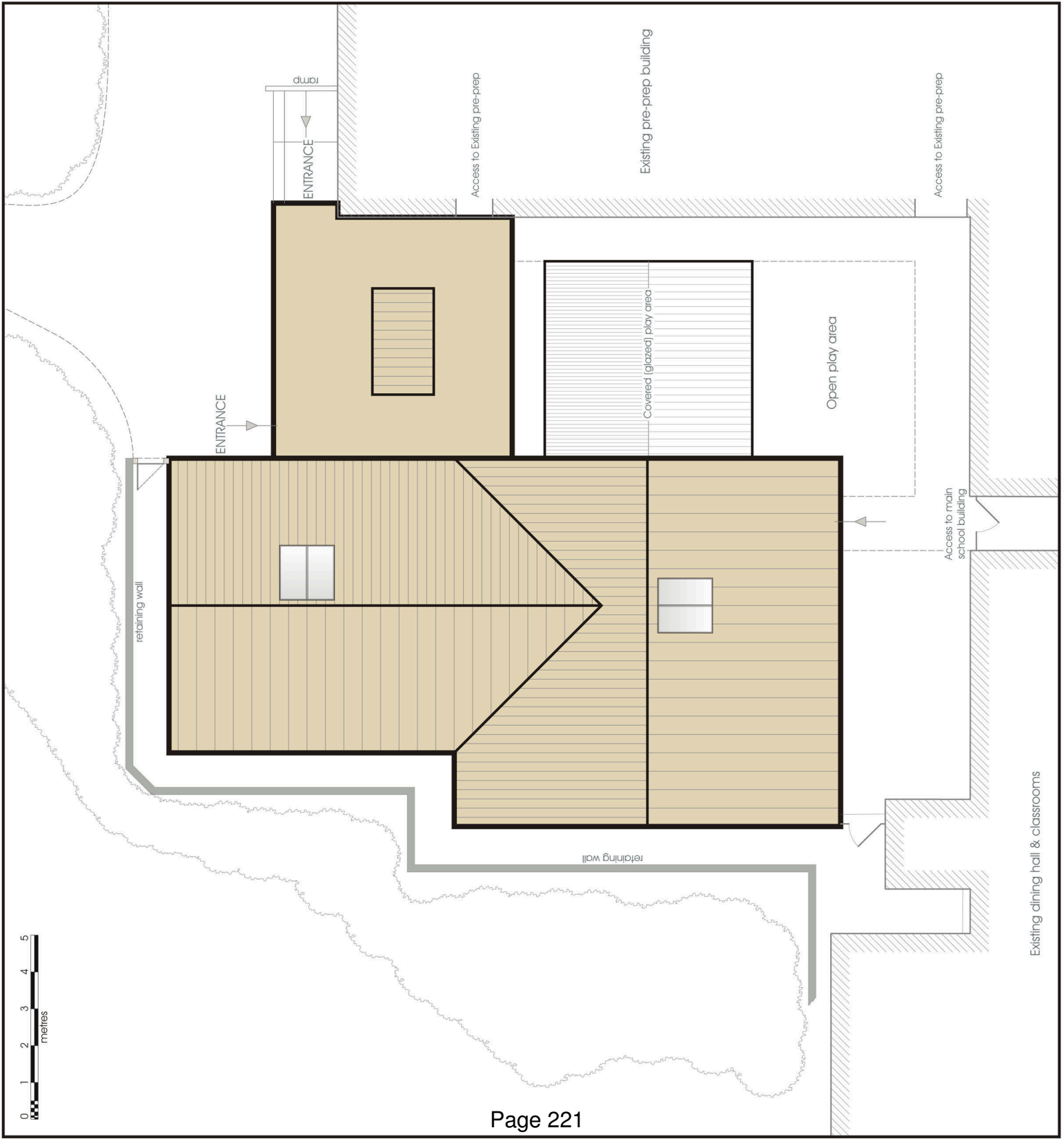
**PROJECT TITLE**  
**St John's School**  
**NORTHWOOD**  
**Middlesex**

**DRAWING TITLE**  
**Site plan (as built)**

SCALE	DATE	CHECKED
1:500 @A3	JANUARY 2011	HNA
PROJECT No.	DRAWN	DATE
4779	HNA	2011

**VINCENT AND GORBING**  
**CHARTERED ARCHITECTS AND TOWN PLANNERS**  
 STERLING COURT NORTON ROAD STEVENAGE HERTS  
 TELEPHONE: 01438 316331 FAX:01438 722035

**NOTE:** Plan based upon approved planning drawing related to planning permission 10795/APP/2001/1600 dated 20 November 2001, updated following site survey January 2011



PROJECT TITLE  
**St John's School  
 NORTHWOOD  
 Middlesex**

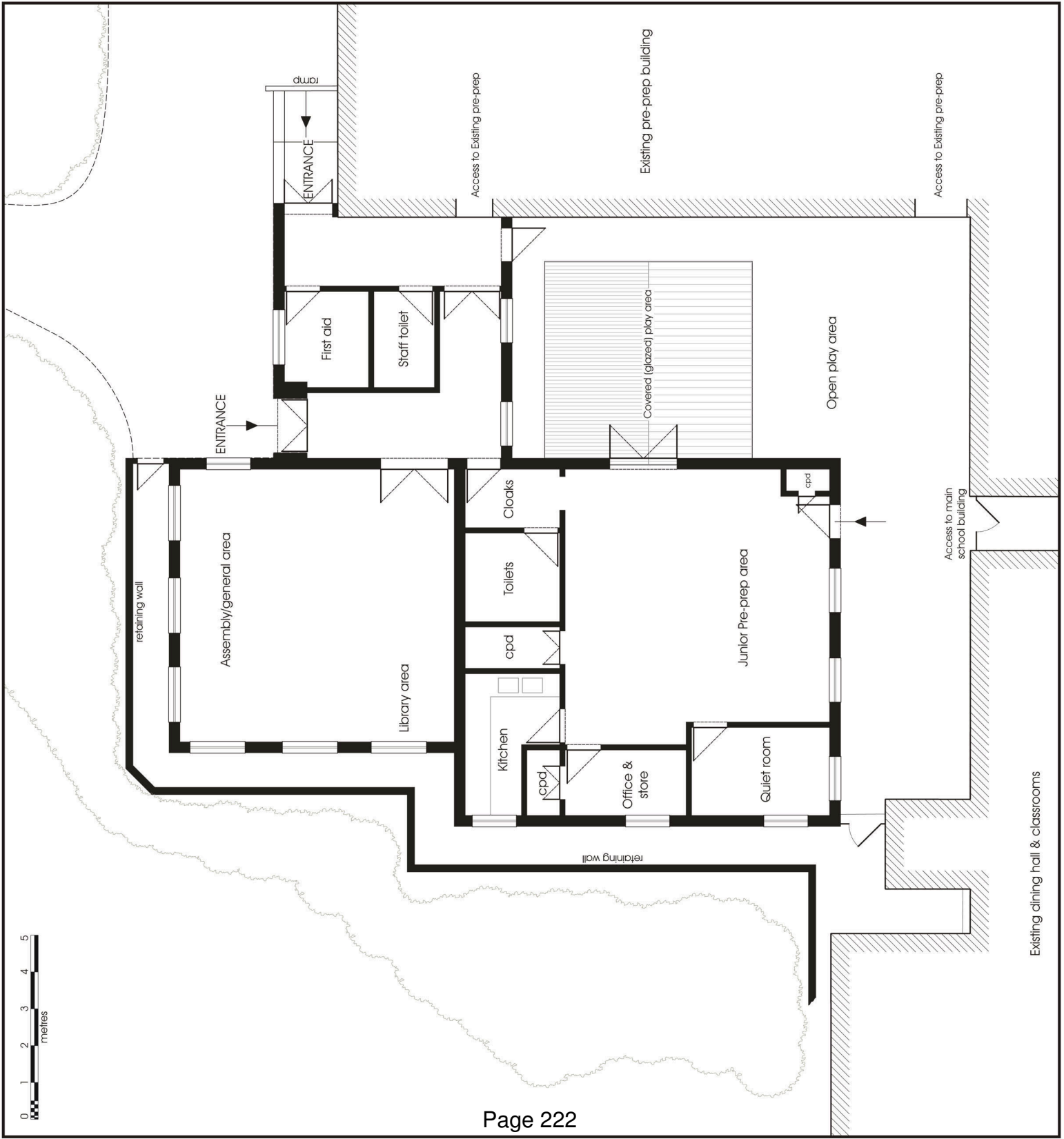
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DRAWING TITLE  
**Building roofplan (as built)**

SCALE	DATE	CHECKED
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PROJECT No.	DRAWN	DATE
4779	HNA	2011
		203

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**NOTE:** Plan based upon approved planning drawing related to planning permission 10795/APP/2001/1600 dated 20 November 2001, updated following site survey January 2011



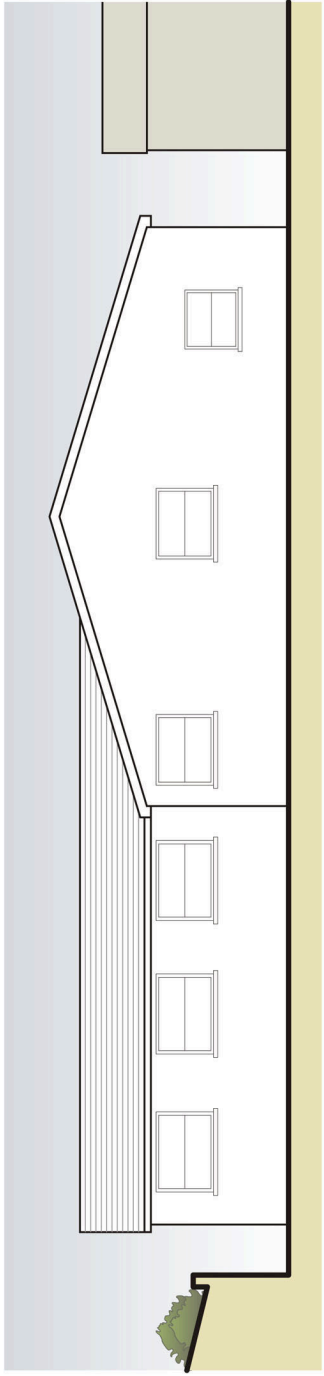
PROJECT TITLE  
**St John's School  
 NORTHWOOD  
 Middlesex**

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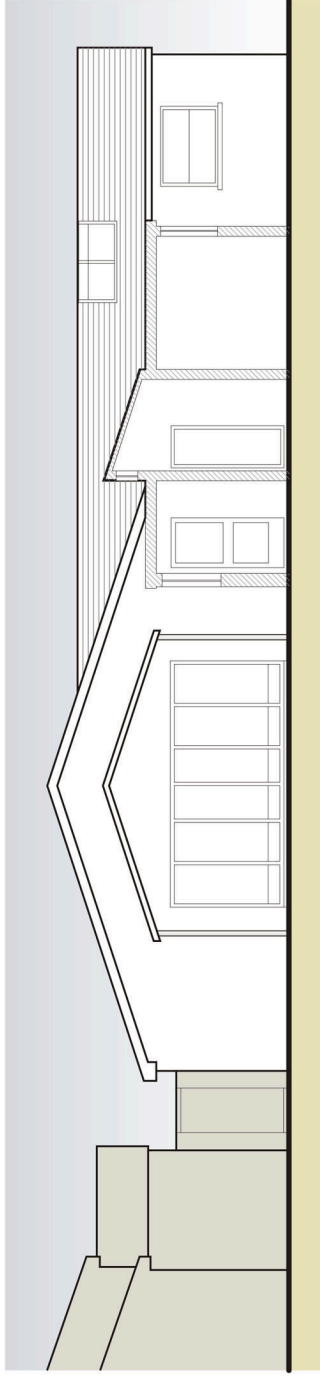
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**Building floorplan (as built)**

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PROJECT No.	DRAWN	DATE
4779	HNA	2011

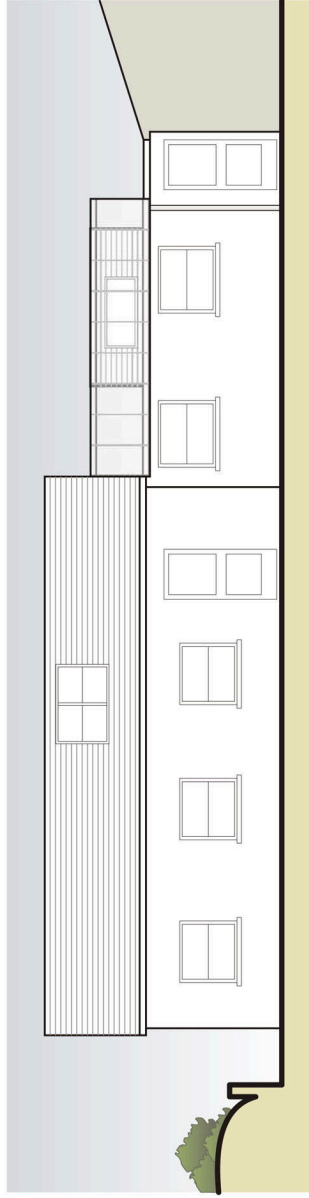
**VINCENT AND GORBING**  
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 STERLING COURT NORTON ROAD STEVENAGE HERTS  
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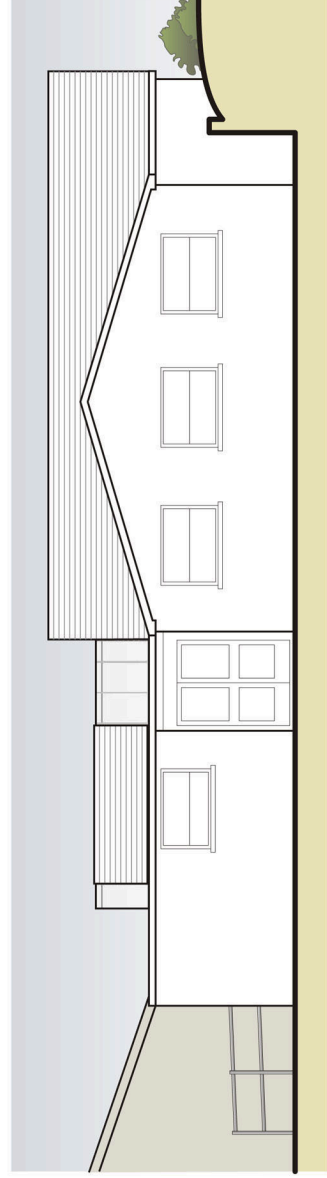
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

**NOTE:** Plan based upon approved planning drawing related to planning permission 10795/APP/2001/1600 dated 20 November 2001, updated following site survey January 2011

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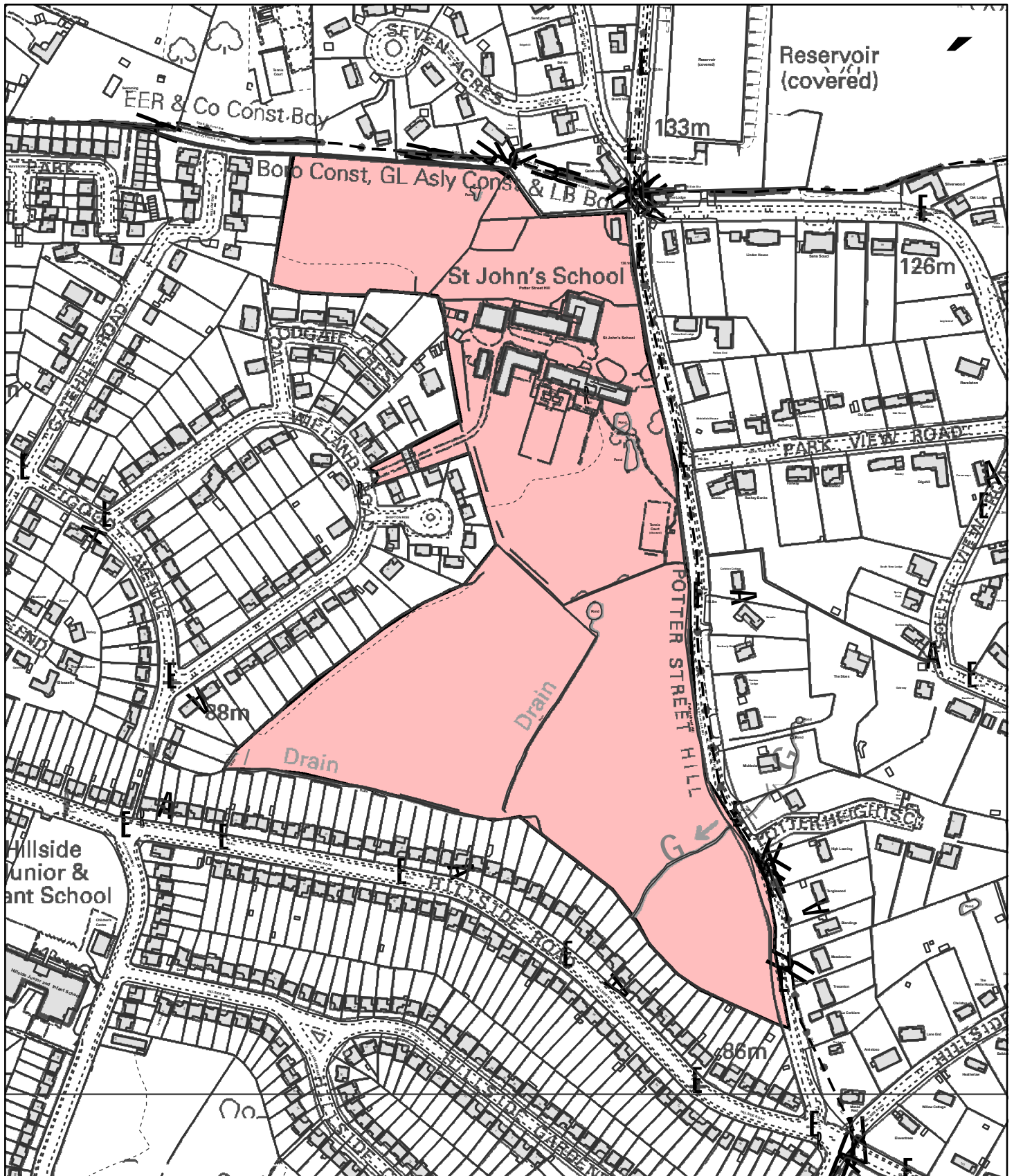
PROJECT TITLE  
**St John's School  
 NORTHWOOD  
 Middlesex**

DRAWING TITLE

**Building elevations (as built)**

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PROJECT No.	DRAWN	DATE
4779	HNA	
		2014

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Northwood**

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

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

Planning Application Ref:  
**10795/APP/2011/91**

Scale  
**1:4,000**

Planning Committee  
**North** Page 224

Date  
**February 2011**



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