



HILLINGDON  
LONDON



## North Planning Committee

**Date:** THURSDAY, 28 APRIL 2011

**Time:** 7.00 PM

**Venue:** COMMITTEE ROOM 6 -  
CIVIC CENTRE, HIGH  
STREET, UXBRIDGE UB8  
1UW

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

### To Councillors on the Committee

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

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This Agenda is available online at:  
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=123&Year=2009>

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INVESTOR IN PEOPLE

# Useful information

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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	Lyon Court and 28-30 PembrokeRoad, Ruislip 66985/APP/2010/2894	West Ruislip;	Erection of part 2, part 3, part 4 storey blocks, plus accommodation in roof space, to provide 71, one, two and three bedroom flats, together with associated parking and landscaping (involving demolition of existing buildings)  <b>Recommendation: Refusal</b>	7 - 44

#### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	Imada, 12 Kaduna Close, Eastcote 52580/APP/2010/2293	Eastcote & East Ruislip;	Erection of a first floor side extension to provide 2 two- bedroom flats with associated parking and amenity space.  <b>Recommendation: Refusal</b>	45 - 56



8	Land forming part of 26A Windmill Hill, Ruislip 67242/APP/2011/145	Eastcote & East Ruislip;	Two storey 3 x bed detached dwelling with associated parking and amenity space and installation of vehicular crossover to front of No 26a.  <b>Recommendation: Refusal</b>	57 - 72
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### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	37 Kewferry Road, Northwood 29369/APP/2011/155	Northwood	Erection of a front porch (Part retrospective application).  <b>Recommendation: Approval</b>	73 - 78
10	37 Kewferry Road, Northwood 29369/APP/2011/156	Northwood	Boundary wall to front/side (Part retrospective application).  <b>Recommendation: Refusal</b>	79 - 84
11	Land opposite 144 Joel Street, Northwood 58424/APP/2011/494	Northwood Hills;	Replacement of existing 15m high mobile phone mast with a 17.5m high mast with 3 no. antennas, replacement of one equipment cabinet and installation of one new equipment cabinet.  <b>Recommendation: Approval</b>	85 - 94
12	Mckenzie House, Bury Street, Ruislip 19033/APP/2010/1088	West Ruislip;	Erection of replacement warehouse and alteration to existing parking layout (involving demolition of existing warehouse).  <b>Recommendation: Approval</b>	95 - 122
13	114 High Street, Ruislip 28254/APP/2011/239	West Ruislip;	Installation of new shopfront and awning (Part retrospective application).  <b>Recommendation: Approval</b>	123 - 132
14	114 High Street, Ruislip 28254/APP/2011/454	West Ruislip;	Change of use from Class A1 (Retail) to Class A1/A3 (Retail/Restaurants and Cafes).  <b>Recommendation: Approval</b>	133 - 146

15	114 High Street, Ruislip 28254/ADV/2011/6	West Ruislip;	Installation of 1, internally illuminated fascia sign, 1, externally illuminated projecting sign and 1, awning to front.  <b>Recommendation: Approval</b>	147 - 154
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## Part 2 - Members Only

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

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- 16 Enforcement Report
- 17 Enforcement Report
- 18 Any Items Transferred from Part 1
- 19 Any Other Business in Part 2

## Plans for North Planning Committee



HILLINGDON  
LONDON

**Minutes**

**NORTH PLANNING COMMITTEE**

7 April 2011

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

	<p><b>Committee Members Present:</b> Councillors Cllrs Allan Kauffman (Chairman), Cllr David Allam (Labour Lead), Cllr Jazz Dhillion, Cllr Michael Markham, Cllr Carol Melvin &amp; Cllr Michael White.</p> <p><b>LBH Officers Present:</b> James Rodger, Head of Planning Richard Philips, Planning Case Officer Rory Stracey, Legal Advisor Natasha Dogra, Democratic Services Officer.</p> <p><b>Also Present:</b> Cllr Philip Corthorne (<i>item 12</i>)</p>	
140.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Cllr Eddie Lavery, with Cllr Michael White substituting.</p>	<b>Action by</b>
141.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Cllr Carol Melvin declared a personal interest in Item 11 – Flat 1, 38 Murray Road, Northwood as she lived in the road. Cllr Melvin took part in the discussion on this application.</p>	<b>Action by</b>
142.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>The minutes were agreed as an accurate record.</p>	<b>Action by</b>
143.	<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> <p>It was confirmed that all items on the agenda were marked Part 1 and were considered in public.</p>	<b>Action by</b>
144.	<p><b>150 FIELD END ROAD, EASTCOTE - 25760/APP/2010/2957</b> (<i>Agenda Item 6</i>)</p> <p>Due to a large influx of information regarding this application the Head of Planning withdrew this item from the agenda prior to the meeting.</p>	<b>Action by</b>  James Rodger / Richard Philips – Planning, Environment,

		Education & Community Safety
145.	<p><b>LAND AT FORMER RAF EASTCOTE, OFF EASTCOTE ROAD, HIGH ROAD - 10189/APP/2011/281</b> (<i>Agenda Item 7</i>)</p> <p>Provision of glazed conservatory to plot 261: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008 (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)</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 refused as set out in the officer’s report and approved.</b></p>	<p><b>Action by</b></p> <p>James Rodger / Richard Philips – Planning, Environment, Education &amp; Community Safety.</p>
146.	<p><b>LAND AT FORMER RAF EASTCOTE, OFF EASTCOTE ROAD, HIGH ROAD - 10189/APP/2011/282</b> (<i>Agenda Item 8</i>)</p> <p>Provision of glazed conservatory to plot 259 :Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)</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 and addendum.</b></p>	<p><b>Action by</b></p> <p>James Rodger / Richard Philips – Planning, Environment, Education &amp; Community Safety</p>
147.	<p><b>LAND AT FORMER RAF EASTCOTE, OFF EASTCOTE ROAD, HIGH ROAD - 10189/APP/2011/283</b> (<i>Agenda Item 9</i>)</p> <p>Provision of glazed conservatory to plot 224 : Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)</p> <p>It was moved, seconded and was unanimously agreed that the application be approved.</p> <p><b>Resolved –</b></p>	<p><b>Action by</b></p> <p>James Rodger / Richard Philips</p>

	<p><b>That the application be approved as set out in the officer's report and addendum.</b></p>	<p>– Planning, Environment, Education &amp; Community Safety</p>
<p>148.</p>	<p><b>11 MOOR PARK ROAD, NORTHWOOD - 60973/APP/2010/2746</b> (Agenda Item 10)</p> <p>Erection of a first floor side extension, part two single, part single storey rear extensions, and conversion of roofspace to habitable use involving the erection of a rear dormer and 4 side rooflights, alterations to front elevation, installation of additional vehicular entrance and crossover to front and alterations to driveway.</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> <li>• The HDAS guidance suggests a maximum extension depth of 4 metres on detached houses.</li> <li>• The proposed extension was over 4 metres and would not be in keeping with the character of the street.</li> </ul> <p>In accordance with the Council's constitution representatives of the two petitions received in support of the proposal were invited to address the meeting.</p> <p>Points raised by the petitioners:</p> <ul style="list-style-type: none"> <li>• The application had received overwhelming support in the form of petition signatories.</li> <li>• The application was in accordance with the Council's Supplementary Planning Document and Development Plan</li> <li>• The neighbour situated opposite the site had not objected to the application, but supported the application.</li> <li>• The proposal was an improvement on the current site.</li> <li>• The proposal would retain the original character of the house.</li> <li>• The proposal was in keeping with the character of the street and was in harmony with the surrounding area.</li> </ul> <p>The applicant was present and the agent spoke on his behalf:</p> <ul style="list-style-type: none"> <li>▪ The application had received a large amount of support.</li> <li>▪ The original proposed roof height had been amended as per the wishes of some neighbours</li> </ul> <p>Members of the Committee said this application was a prime example of how the right result can be achieved when applicants talk to their neighbours and address each other's concerns. The Committee agreed that it was refreshing to see an application with petitions of support from neighbours. Members said the design was sympathetic to the surrounding area and would improve the street scene.</p> <p>It was moved, seconded and was unanimously agreed that the</p>	<p><b>Action by</b></p>

	<p>application be approved.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as set out in the officer’s report and addendum.</b></p>	<p>James Rodger / Richard Philips – Planning, Environment, Education &amp; Community Safety</p>
149.	<p><b>FLAT 1, 38 MURRAY ROAD, NORTHWOOD - 20748/APP/2010/1766</b> <i>(Agenda Item 11)</i></p> <p>Erection of single storey ground floor rear extension to Flat 1.</p> <p>Members heard the Officer’s report and queried the maps and photographs of the site. The photographs in the report pack did not match the applicant’s plans of the property. Members felt that they could not make a decision on a site based on incorrect plans. The Democratic Services Officer informed the Committee and petitioners in objection to the petition that should Members hear from the petitioners and then choose to defer the item the petitioners would need to submit a fresh petition if they wished to address the Committee again. Petitioners welcomed the advice and chose not to speak at this meeting.</p> <p>It was moved, seconded and was unanimously agreed that the application be deferred due to incorrect plans.</p> <p><b>Resolved –</b></p> <p><b>That the application be deferred.</b></p>	<p><b>Action by</b></p> <p>James Rodger / Richard Philips – Planning, Environment, Education &amp; Community Safety</p>
150.	<p><b>58 HIGH STREET, RUISLIP - 13991/APP/2010/2460</b> <i>(Agenda Item 12)</i></p> <p>Erection of a part first floor and part two storey extension to existing rear extension to create a studio flat.</p> <p>In accordance with the Council’s constitution a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> <li>• The application would cause parking congestion due to the loss of a parking space</li> <li>• The bulk and scale of the proposal was not in keeping with the surrounding area.</li> <li>• There would be a loss of privacy and loss of light on neighbouring dwellings.</li> <li>• The refuse bins were not sited in a suitable location which caused bad smells and maggot infestation when it rained.</li> <li>• The proposal was visually intrusive.</li> </ul> <p>The applicant was not present at the meeting.</p>	<p><b>Action by</b></p>

	<p>A Ward Councillor was present at the meeting and addressed the Committee:</p> <ul style="list-style-type: none"> <li>▪ Parking congestion in the area would increase with the proposed application</li> <li>▪ The proposal was an overdevelopment</li> <li>▪ The proposal was badly designed</li> </ul> <p>Members of the Committee agreed that the proposal did not fit in with the surrounding area and would cause unnecessary noise disturbance and visual intrusion.</p> <p>It was moved, seconded and was unanimously agreed that the application be refused.</p> <p><b>Resolved –</b></p> <p><b>That the application be refused as set out in the officer’s report and addendum.</b></p>	<p>James Rodger / Richard Philips – Planning, Environment, Education &amp; Community Safety</p>
151.	<p><b>FORMING PART OF 66, LONG LANE, ICKENHAM - 49805/APP/2011/44</b> (<i>Agenda Item 13</i>)</p> <p>Erection of a five-bedroom, two storey detached dwelling with habitable roofspace, integral garage to side and associated parking and amenity space.</p> <p>As there were no petitions relating to this item the Committee went to officers for clarification regarding the garage space and parking facilities. Officers clarified that the garage would be too small to fit a car.</p> <p>It was moved, seconded and was unanimously agreed that the application be refused.</p> <p><b>Resolved –</b></p> <p><b>That the application be refused as set out in the officer’s report and addendum.</b></p>	<p><b>Action by</b></p> <p>James Rodger / Richard Philips – Planning, Environment, Education &amp; Community Safety</p>
152.	<p><b>S106 QUARTERLY MONITORING REPORT - UP TO 31 DECEMBER 2010</b> (<i>Agenda Item 14</i>)</p> <p>The Committee noted the S106 Quarterly Monitoring Report.</p>	<p><b>Action by</b></p> <p>James Rodger / Richard Philips – Planning, Environment, Education &amp; Community Safety</p>
<p>The meeting, which commenced at 7.00 pm, closed at 8.25 pm.</p>		



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

## Report of the Head of Planning & Enforcement Services

**Address** LYON COURT AND 28-30 PEMBROKE ROAD RUISLIP

**Development:** Erection of part 2, part 3, part 4 storey blocks, plus accommodation in roof space, to provide 71, one, two and three bedroom flats, together with associated parking and landscaping (involving demolition of existing buildings).

**LBH Ref Nos:** 66985/APP/2010/2894

**Drawing Nos:** 1214/P121 REV A  
1214/P100 REV Q  
1214/P120  
1214/P101 REV Q  
1214/P102 REV Q  
1214/P110 REV L  
1214/P111 REV F  
D1883 L.100 REV C  
1214/P103 REV Q  
DAT/9.0  
Design and Access Statement  
Tree Survey  
Residential Travel Plan  
Transport Assessment  
Statement of Community Involvement  
Planning Statement  
Ecological Scoping Survey  
Noise and Vibration Assessment  
Pre-Purchase Flood Risk Statement  
Landscape Design Statement  
Archaeological Desk Based Assessment  
Daylight and Sunlight Report  
Renewable Energy Strategy  
Ecological Scoping Survey  
Arboricultural Method Statement (January 2011)

**Date Plans Received:** 15/12/2010                      **Date(s) of Amendment(s):**

**Date Application Valid:** 01/02/2011

### 1. SUMMARY

Planning permission is sought for the erection of of part 2, part 3, part 4 storey blocks, plus accommodation in roof space, to provide 71, one, two and three bedroom flats, together with associated parking and landscaping (involving demolition of existing buildings). The proposal includes parking for 61 cars , 76 secure cycle spaces and a bin stores, together with associated landscaping.

Five letters of objection have been received, objecting to the proposal on the grounds of inadequate parking, traffic congestion, the scale of the development, impact on residential amenity and construction impacts. Objections have also been received from the Ruislip Residents' Association and Ruislip, Northwood and Eastcote Local History Society.

While 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 loss of two large back gardens in this location and the lack of provision for the protection of an important Street Maple tree is a matter of material concern. The proposed redevelopment of these large private back gardens would have a detrimental impact on the character and appearance of the area, whilst the application does not make adequate provision for landscaping, and screening of the proposed buildings and car park. The loss of trees and this important 'green lung' are of particular concern and are considered to outweigh the contribution the development would make to achieving housing targets in the Borough.

In addition, the proposal will result in more than 10% of properties in Pembroke Road being redeveloped for flatted development, in breach of adopted planning design guidance. Crucially, it is the cumulative impact of the proposed buildings, in close proximity to the existing flatted development to the east, that gives rise to particular concern, as the development would create a group of uncharacteristically large buildings within the street scene, thus further eroding the area's traditional suburban scale and character. The principle of the development cannot therefore be supported.

In terms of the overall scale, site coverage, design and layout it is considered that the proposed development represents an over-development of the site, that 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.

Whilst it is not considered that the proposal will have a direct impact on the nearby Ruislip Village Conservation Area, the proposal, given its scale and siting, would have a detrimental impact on the setting of the listed Ruislip Station and signal box.

Notwithstanding that most of the site has now been cleared (without the benefit of protected species surveys), it is considered that the submitted ecological assessment has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area. In addition the proposal as submitted, does not demonstrate how the development will meet the London Plan requirements for a 20% reduction in CO2 from renewable energy.

The Council's Highway Engineer also raises objections to the proposed means of vehicular access to the site, which is considered inadequate to serve the proposed development.

Furthermore, no agreement has been completed with the applicant in respect of contributions towards the improvement of education services and facilities required, arising from the demands created by the proposed development. It is therefore recommended that planning permission be refused for these reasons.

## **2. RECOMMENDATION**

### **REFUSAL for the following reasons:**

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

The proposed development, by reason of its design, layout and scale, represents an over-development of the site, which would result in an unduly intrusive and inappropriate form of development, which would be out of keeping with the character and appearance of the surrounding area. In addition, the scale of the development is to the detriment of the character of Pembroke Road, when considered in the context of the cumulative impact with adjoining flatted development. The scheme is therefore contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September

2007 and Paragraph 3.3 of the Hillingdon Design and Accessibility Statement 'Residential Layouts' and Policy 4B.3 of the London Plan.

**2 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 the garden areas, failure to make adequate provision for the protection and long-term retention of one of the two roadside Maple trees and failure to provide adequate space for on-site landscape provision, would have a detrimental impact on the character, appearance and local distinctiveness of the area. The proposal is therefore detrimental to the visual amenity of the surrounding area, contrary to Policies BE13, BE19, BE38 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan (Consolidated with Alterations since 2004), Planning Policy Statement 3: Housing (June 2010), and guidance with The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).

**3 NON2 Non Standard reason for refusal**

The proposed development by reason of its siting, size and design would result in an incongruous and visually obtrusive form of development which would be out of keeping with the setting of the adjoining listed Ruislip Station and signal box. The proposal is therefore contrary to Policies pt.1.8, pt1.11, BE10 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**4 NON2 Non Standard reason for refusal**

The submitted ecological assessment has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area. The proposal is therefore contrary to policy EC1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policy 3D.14 of the London Plan and the provisions of PPS9 (Biodiversity and Geological Conservation).

**5 NON2 Non Standard reason for refusal**

The applicants have failed to demonstrate that vehicular access to the site is adequate to serve the proposed development. As a result, it is likely that the proposal would give rise to conditions prejudicial to the free flow of traffic and would be detrimental to highway and pedestrian safety. The development is therefore contrary to Policy AM7 of the adopted Unitary Development Plan Saved Policies (September 2007).

**6 NON2 Non Standard reason for refusal**

The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development (in respect of education, construction training, libraries, town centre/public realm improvements and health improvements). The scheme therefore conflicts with Policy R17 of the London Borough of Hillingdon Unitary Development Plan Saved Policies September 2007, and the adopted Supplementary Planning Document 'Planning Obligations'.

**7 NON2 Non Standard reason for refusal**

The applicant has failed to provide, through an appropriate legal agreement, an appropriate provision of on site affordable housing. The proposal is therefore contrary to policy Pt1.17 of the London Borough of Hillingdon Saved Policies (September 2007), the London Borough of Hillingdon's Supplementary Planning Document on Planning Obligations and policies 3A.10 and 3A.11 of the London Plan Consolidation (2008).

**8 NON2 Non Standard reason for refusal**

The application has not demonstrated that satisfactory energy conservation and carbon dioxide emissions reduction measures have been incorporated into the layout and design. Accordingly, the proposal would fail to meet the requirements set out in the London Plan for on-site energy generation and sustainability and is considered contrary to Policies 4A.7 and 4A.9 of the London Plan (February 2008).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

BE10	Proposals detrimental to the setting of a listed building
BE4	New development within or on the fringes of conservation areas
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.
BE28	Shop fronts - design and materials
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
A7	Developments likely to increase helicopter activity
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
H12	Tandem development of backland in residential areas
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS	'Residential Developments'

POBS	Planning Obligations Supplementary Planning Document, July 2008
PPG13	Transport
PPG15	Historic Environment
PPG24	Planning and Noise
PPS1	Delivering Sustainable Development
PPS3	Housing

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The site comprises Lyon Court, a U shaped 2 storey block of 4 x 1 bedroom and 12 x 2 bedroom flats and a pair of semi detached 2 storey dwellings (28-30) Pembroke Road to the east. The site has a total frontage of 60m to Pembroke Road. The combined site area is 0.457 ha. The site slopes down generally in a southerly direction.

The site lies at the western end of Pembroke Road; it currently includes Lyon House, a late c1940s 2 storey red brick block of flats with a 'U' shaped footprint and an enclosed garden and parking area to the rear. Nos 28 and 30 Pembroke Road are a pair of semi-detached houses of similar period. Merrion, Cheriton and Jameston Court, a recently constructed flatted development, lie to the east of these buildings and are large modern blocks, which despite some limited tree planting to the front, are considered to dominate the streetscape of the immediate area. The site is bounded to the west by an office block. Beyond this block, King's Lodge, a former office building now converted into apartments, occupies a prominent position at the southern end of Ruislip High Street. The remainder of Pembroke Road is predominantly residential, suburban and spacious in character, comprising mainly 1930s detached and semi detached houses, and also a number of bungalows, mostly with hipped roofs, mainly set in generous gardens. A group of bungalows lie directly opposite the proposal site.

The site is located on the edge of the Ruislip Town Centre and lies at the south-eastern entrance to the Ruislip Village Conservation Area. It backs onto the forecourt area of Ruislip Station and is also close to Ruislip Signal box, both are grade II listed buildings.

#### 3.2 Proposed Scheme

The proposal seeks to provide a total of 76 residential units comprising 32 x one bedroom, 40 x 2 bedroom and 4 x 3 bedroom apartments in 2 separate buildings, arranged as an 'L' shaped, separated by a central vehicular and pedestrian access way off Pembroke Road. Block A comprising 16 flats which is part 2, part 3 storey, with accommodation in the roof space is located adjacent to Merrion Court to the east and would front Pembroke Road. This block would be 24 metres wide and be set back approximately 6.5 metres from the road frontage.

The remainder of the development would be provided in the larger building, subdivided into blocks B, C and D, comprising 55 flats and would be part 3, part 4 storey, plus accommodation in the roof space. This building would be 18 metres wide and 3 storeys high plus roof space accommodation, where it fronts Pembroke Road, stepping up to 5 storeys towards the centre of the site, the upper two levels being above eaves level, within the roof space. Blocks B -D would be set back between 8 -10 metre off the western boundary and 2.5 metres off the southern (rear) boundary, with a set back of approximately 7 metres from the Pembroke Road frontage. The total depth of this block,

which would run parallel to the eastern boundary is 79 metres.

The remainder of the site is, behind block A and to the west of Blocks B-D would be set aside for as amenity space, including a children's play area, site access and surface level parking for 61 vehicles. This parking also continues to the rear of block B-D and includes some undercroft parking.

The proposal will involve the demolition of all the existing buildings on the site.

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

- Planning Statement

The statement describes the development and provides a policy context and planning assessment for the proposal. The statement concludes that the proposal is well conceived, robust and in accordance with the proper planning of the area.

- Design and Access Statement

This report outlines the context for the development and provides a justification for the design, number of units, layout, scale, landscaping, appearance and access for the proposed development.

- Arboricultural Method Statement

The statement has been prepared to ensure good practice in the protection of trees during the construction and post construction phases of the development.

- Renewable Energy Strategy

The sustainability credentials of the scheme are assessed in respect of renewable energy resources and achieving savings in terms of CO2. The assessment concludes that the use of Photo Voltaic panels is the preferred option for renewable energy technology.

- Ecological Scoping Survey

The report summarises the findings of a walk over survey, desk study and protected species assessment. Recommendations for protected species surveys have been made.

- Archaeological Desk Based Assessment

The assessment considers the impact of the proposed redevelopment on archaeological assets. The assessment concludes that the site has generally low archaeological potential for as yet undiscovered archaeological assets and that no further archaeological work will be required.

- Transport Assessment

The assessment considers the accessibility of the site, examines predicted generation trips by all modes, assesses the effect of the development on surrounding transport infrastructure and considers surfacing and refuse collection facilities. The assessment concludes that the development benefits from good levels of public transport accessibility, that net trip generation can be accommodated on the surrounding transport infrastructure and that the development through its design, will encourage the use of sustainable modes of transport.

- Travel Plan

A framework travel plan to be used as a basis from which to agree the terms of any legal agreement or conditions. It provides a long terms management strategy to deliver



sustainable transport objectives, with the emphasis of reducing reliance of single occupancy car journeys.

· Noise and Vibration Assessment

The report contains the results of noise and vibration surveys, compares the noise levels with PPG24 Criteria and details the results of the preliminary external building fabric assessment. The report concludes that suitable internal noise levels can be achieved with appropriate sound insulation.

· Landscape Design Statement

This document is provided to illustrate the proposed Landscape Strategy for the external space, the Design Vision required to develop the Landscape Masterplan and the detailed design proposals for the hard and soft elements of the external environment. The Landscape Masterplan will illustrate how the detailed design has used both the existing landscape context and the aspirations for Lyon Court to provide a framework for the integration of the new development and how the use, primarily of soft landscape element forms and appropriate plant species in a range of sizes will enhance both the existing landscape structure and the proposed development whilst maintaining the overall landscape context.

·Daylight & Sunlight Report

the report assesses the daylight and sunlight aspects of the proposal in relation to neighbouring properties and the proposed accommodation. the report concludes that there would be no adverse effects to the daylight and sunlight received to neighbouring buildings and that the daylighting to the proposed accommodation satisfies relevant BRE criteria and recommendations.

·Pre Purchase Flood Risk Assessment

The assessment considers flood related matters, but is not a Flood risk Assessment, although it contains information that could be used as a basis for such a document. The report notes that the site is in Flood Zone 1 and is therefore not at risk of flooding from main rivers.

·Statement of Community Involvement

The document summarises the consultation strategy with statutory and non statutory consultees, including local politicians, local community groups and neighbours.

### **3.3 Relevant Planning History**

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

None.

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

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

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

Part 1 Policies:

PT1.8 To preserve or enhance those features of Conservation Areas which contribute to

their special architectural and visual qualities.

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE10 Proposals detrimental to the setting of a listed building
- BE4 New development within or on the fringes of conservation areas
- 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.
- BE28 Shop fronts - design and materials
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- A7 Developments likely to increase helicopter activity
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- EC2 Nature conservation considerations and ecological assessments
- EC5 Retention of ecological features and creation of new habitats
- H12 Tandem development of backland in residential areas
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- HDAS 'Residential Developments'

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PPS1	Delivering Sustainable Development
PPS3	Housing

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

**5.1** Advertisement Expiry Date:- **1st March 2011**

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

9th March 2011

## 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. The application has also been advertised a development likely to affect the character and appearance of the Ruislip Village Conservation Area and the setting of the listed buildings known as Ruislip LT Railway Station Signal Box and Ruislip LT Railway Station. A total of 240 surrounding property owners/occupiers have been consulted. 5 letters of objection has been received. The issues raised are:

1. Building another extremely tall block of flats in Pembroke Road is turning it into a canyon on the lines of the streets of New York.
2. Uninterrupted skyward vision from our property will be dominated by a block of flats which, in are too tall.
3. The proposed development will overlook our garden and into our rooms, which, for eighty years remained private.
4. The tall end wall, facing the railway, should have obscured glass in the windows, as it is an end wall. This part will overlook my property.
5. Object to this development on the grounds of invasion of privacy and excessive height.
6. The current plans for the number of units, and the height of the proposed housing development, is too great for the area.
7. The proposal will have a detrimental effect on the environment and nature, with the extra cars travelling to and from the housing area and also the destruction of the green areas/spaces that currently exist in Lyon Court.
8. Continuous housing developments of this nature are destroying the character of the town.
9. Unfair to the current tenants of Lyon Court by demolishing affordable accommodation and replacing it with unaffordable accommodation.
10. The housing density will simply be too high.
11. There are already problems with long queues of traffic building up at the traffic lights and the bus station, and the number of extra vehicles generated by these flats would exacerbate the situation.
12. The style of the new buildings, while matching the recent adjacent development, is out of character with the rest of the road and the bungalows opposite
13. The adjacent approved development has visibly increased the vehicles parking in the road.
14. The proposed development has inadequate parking.
15. No consideration is given to the impact on local wildlife by the removal of so many trees.
16. Concerned about flooding, as the current car park of these flats floods quite regularly.
17. Unsure that the design of the balconies especially, is in keeping with the rest of the road.
18. The site that is close to the conservation area and the proposed flats would overshadow Ruislip Station, a grade 2 listed building.
19. Two more family houses with gardens (in keeping with the Garden Suburb) would be lost and replaced by flats unsuitable for bringing up children.
20. The character of Pembroke Road, already damaged by the large blocks of flats erected on the site of eight family houses and gardens in 2007 would be irrevocably changed.
21. More traffic would be brought into an already busy road, very close to the 'bus yard.
22. Already far too many houses have been destroyed and made into flats. Character of area is being spoiled.
23. What will be done to prevent disruption (particularly by noise, dust and traffic) to local residents during the construction process.
24. What plans are in place to ensure that there is no disruption to existing supplies, and no

additional stress placed on these services.

## LONDON UNDERGROUND INFRASTRUCTURE

In principle London Underground has no objection to the planning application for the property above. However we do advise that any planning permission granted has an informative attached suggesting that some form of vehicle barrier is erected along the property boundary with our land.

## RUISLIP, NORTHWOOD AND EASTCOTE LOCAL HISTORY SOCIETY

The Society is very concerned about the detrimental impact this proposed development will have on the surrounding area.

The four storey blocks of flats will be built immediately next to three substantial blocks of three storey flats erected in 2007. This latter development involved the demolition of eight houses, all with large gardens and now a further two houses and Lyon Court are to be demolished with more garden loss. The whole suburban character of Pembroke Road is being destroyed and one side of the road risks becoming a corridor of flats. This is over development and it will dominate the low rise bungalows on the opposite side of the road.

The proposed flats will overshadow Ruislip Station and its signal box, which are Grade 2 listed buildings. They are also very close to the recently extended Ruislip Village Conservation Area.

The application claims that the use of matching materials will ensure that the flats will be sympathetic to the area and will blend in. But the Society thinks they will be intrusive and out of character.

## RUISLIP RESIDENTS' ASSOCIATION

Following the applicant's public exhibition last November we wrote to them expressing concern that their proposal would result in over development of the site. Apart from a few cosmetic changes the current proposal seems little different from the original. Therefore we remain concerned about the proposal and in particular the following aspects :

The bulk and massing of the new buildings would add to the existing over dominance on Pembroke Road and neighbouring properties of the recent development on the adjacent site i.e. Merrion Court. In addition the impact on the listed buildings at Ruislip Station should be considered. The new buildings and associated hard landscaping/parking areas would extinguish the pleasant green lung space created by the existing rear gardens. There is already an excess of new flats in Ruislip at the expense of affordable houses for young families.

A possible conflict with the 10% rule on this part of Pembroke Road in respect of the loss of further houses.

With only 61 parking spaces for 71 flats (130 bedrooms) there would be an under provision of spaces. Whilst the applicant may hope that both residents and visitors will walk or cycle, the reality is that most would use a car. This would inevitably lead to an overspill of parking in the wider area with all the associated problems.

Some dwellings appear to be below the Council's required minimum space standards.

Arrangements for refuse storage are unclear. This has been a problem in recent developments in Kingsend where insufficient information was provided at the outset.

Security gates at the entrance would create a feeling of separation from the wider community and is not in keeping with other recent developments in the area e.g. Appeal decision at Mill Works, Bury Street.

RUISLIP VILLAGE CONSERVATION PANEL - No response.

#### NATURAL ENGLAND

The Ecological Scoping Survey prepared by The Ecology Consultancy is appropriate and covers the areas and issues that Natural England would like to see in such a document.

The report indicates that buildings will be demolished as a result of the proposed development and that further bat surveys are recommended, this is supported. The Council should request these surveys from the applicant prior to granting planning permission relating to the potential for the site and buildings to support bat roosts. This is in line with paragraph 98 of ODPM Circular 06/2005, which states that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.

This would be in line with the recommendations proposed by The Ecology Consultancy and should be undertaken prior to any planning decision being made by the Council paragraph 2.14 refers.

The Enhancement proposals as referenced under paragraphs 4.12 to 4.17 are to be welcomed and encouraged, subject to the completion of the protected species surveys as reference above.

#### DEFENCE ESTATES SAFEGUARDING

The MoD has no safeguarding objections to this proposal.

#### CLLR CORTHORNE

I would like to register my objections to the above planning application. I believe that this would impact on, and be to the detriment of, the conservation area, although it sits just outside.

I think the character of Pembroke Roads has already been damaged and whilst the site is not currently occupied by town houses, the proposed development would not complement the appearance of the street scene. There are also concerns about traffic impact at this already congested.

#### METROPOLITAN POLICE CRIME PREVENTION OFFICER

No objections subject to the scheme achieving Secure by Design accreditation and the provision of CCTV to the parking areas.

In addition the following advice is provided:

The scheme needs to incorporate defensible space around the ground floor flats.

Good perimeter treatment around the central one space and LAP.

Details of bin stores, cycle stores should be provided.

Natural surveillance where possible.

## **Internal Consultees**

### **ENVIRONMENTAL PROTECTION UNIT**

No objections are raised to this proposal. Should planning permission be granted, the following conditions are recommended:

#### Road and Rail Traffic Noise exposure - PPG24 assessment

I refer to the Noise and Vibration Assessment undertaken by Paragon Acoustic Consultants Reference 2388\_NVA\_1 for the applicant. Chapter 7.0 shows the predicted site-wide noise levels across the site, placing the site in NEC C. Based on the results of the noise assessment I am satisfied that the requirements of the Borough's Noise SPD can be met using a combination of noise mitigation measures.

It is therefore recommended the following condition be applied to ensure that the proposed development will satisfy the requirements of the Borough's Noise SPD, Section 5, Table 2;

#### Condition 1 Road and rail traffic noise

N1 Development shall not begin until a scheme for protecting the proposed development from road and rail traffic noise has been submitted to and approved by the Local Planning Authority (LPA). The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the LPA. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

Reason: To safeguard the amenity of surrounding areas.

#### Condition 2 - Lighting

Details of external lighting within the site shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and illumination. No floodlighting or other external lighting should be installed without the prior written approval of the Local Planning Authority. REASON To ensure the safety and security of occupants while safeguarding the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan.

#### Dust from demolition and construction

Current government guidance in PPS23 endorses the use of conditions to control impacts during demolition and construction phases of a development. With this in mind the following condition is recommended;

#### Condition 3

A1 The development shall not begin until a scheme for protecting surrounding dwellings from dust emitted from any demolition or construction works, has been submitted to, and approved by the LPA. The scheme shall include such combination of dust control measures and other measures as may be approved by the LPA.

Reason: To safeguard the amenity of surrounding areas.

Relevant Best Practice Guidance exists from the Greater London Authority; The Control of dust and emissions from construction and demolition. November 2006.

#### Condition 4 Soil importation



No former contaminative uses have been identified at the site. As additional sensitive receptors are being introduced, if the standard contaminated land condition provided below is too onerous, as a minimum could you ensure the soils and landscaping condition is included in any permission given.

#### AMENDED EPU L1 Site survey and remediation scheme

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works which form part of this remediation scheme shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works.

Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

#### REASON

To ensure that the occupants and users of the development are not subject to any risks from contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

#### Condition to minimise risk of contamination from garden and landscaped area

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted for approval to the Local Planning Authority.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

#### S106 OFFICER

I have taken a look at the following proposal and would like to advise of the planning obligations should the application be recommended for approval.

#### Proposal:

Erection of part 2, part 3, part 4 storey blocks, plus accommodation in roof space, to provide 71, one, two and three bed flats, together with associated parking and landscaping (involving demolition of existing buildings)

#### Affordable Housing:

6 x 1 bed flats (2hrms x 1.5 pop) = 9

6 x 2 bed flats (3hrms x 1.34 pop) = 8.04

4 x 3 bed flats (4hrms x 2.24 pop) = 8.96

Market Housing:

16 x 1 bed flats (2hrms x 1.51 pop) = 24.16

33 x 2 bed flats (3hrms x 1.50 pop) = 49.5

6 x 3 bed flats (4hrms x 1.93 pop) = 11.58

New population: 111.24

Existing on site:

all market housing

4 x 1 bed flats (2hrms x 1.51 pop = 6.04)

12 x 2 beds flats (3hrms x 1.5 pop = 18)

2 x 4 bed houses (5hrms x 2.31 pop = 4.62)

Existing population 28.66

Proposed Heads of Terms:

1. Transport and transport related issues: In line with the SPD on Transport a contribution towards public transport may be sought. There may be the need for a s278 agreement or similar to be entered into to cover any and all highways works need as a result of this application.

2. Affordable Housing: In line with the SPD on affordable housing for developments of this nature 50% of the developed should be provided for as affordable housing. I note that there has been a FVA submitted and the applicant is proposing 23% affordable housing, this will need to be validated by a third party, the process of which is underway.

3. Education: In line with the SPD on Education a contribution is likely to be sought.

4. Health: In line with the SPD for Health a contribution in the region of £17,892.61 - £24,102.37 (£216.67 per person) is likely to be sought if a bid is received demonstrating need by the local PCT.

5. Recreational Open Space: In line with the SPD on Recreational Open Space and if a deficiency in Open Space provision in the area is found, then the green spaces team may seek a contribution towards all or some of the following:

1. Sports pitches and district parks

2. Local parks, small parks and pocket parks

3. Play space for children - please note that a children's play area is proposed on site.

6. Town centre/Public Realm: £25,000 to be used towards town centre improvements in Ruislip/Ruislip Manor.

7. Libraries Contribution: in line with the SPD a libraries contribution in the sum of £2558.52 will be sought.

8. Construction Training: In line with the SPD it is likely that a financial contribution towards training schemes will be sought as a result of this application given its nature and scale.

9. Project Management and Monitoring: In line with the SPD a contribution towards project management and monitoring is sought equal to 5% of the total cash contributions secured from this proposal.

EDUCATION AND CHILDREN'S SERVICES

Private Flats:

33-12 = 21x 3-room affordable flats

6x 4-room affordable flats

**Affordable Flats:**

6x 3-room  
4x 4-room

**Private Houses:**

-2x 5-room Private Houses

Based on the above, the project in West Ruislip ward requires a contribution of £33,160 as follows: £3,099 for nursery provision, £10,816 for secondary provision and £19,246 for post 16 provision.

**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.

It is noted that page 8 of the Design & Access Statement refers to a number of documents that have been used to inform the design, however, the above-mentioned SPD appears not to have been utilised during the design process.

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 this Council's adopted guidance.

The following access observations are provided:

1. Good practice recommends that communal car parks, as part of a Lifetime Home development, should provide at least one accessible parking space within each zone. The accessible bays should provide an effective clear width of 3300 mm (3600 mm preferred). Where more than 9 car parking spaces are provided, 10% should be designed as accessible bays.
2. To support the Secured by Design agenda, accessible car parking bays should not be marked. Car parking spaces should be allocated to a specific unit, allowing a disabled occupant to choose whether the bay is marked.

**REASON:** Bays that are not allocated would not guarantee an accessible bay to a disabled resident. Similarly, a disabled person may not necessarily occupy an accessible home allocated a disabled parking space. Marking bays as disabled parking could lead to targeted hate crime against a disabled person.

3. In line with the GLA Wheelchair Housing BPG and the Council's Accessible Hillingdon SPD, the 7 required wheelchair accessible flats should be evenly distributed between the proposed blocks A, B, C and D.
4. Level access should be confirmed on block plans using a fixed and known datum point.
5. All blocks of flats, as proposed, should feature at least one Part M compliant passenger lift. In larger blocks, containing 15 flats or more, two lifts should be incorporated. Blocks B and C would require an amendment in this regard.
6. All Lifetime Home flats should provide at least 700 mm to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite. Whilst the considerable effort in this regard is noted, further amendment will be necessary to ensure

compliance with the council's adopted supplementary planning guidance. To this end, the 700 mm to one side should be clear to allow a wheelchair user to reverse back, beyond the face of the cistern, to perform a side transfer from wheelchair to WC, i.e. a hand basin fixed within a vanity unit would undoubtedly impede access.

a. Plots B1, B4 and B7; B2 and B3; D3 and D11; D19; D9 and D17; B5 and B8; B6 and B9; B10; B11; C3 and C7; C4 and C8; C12; C11, D24; D26; D27; A6; C16; and D20, all require amendment.

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

Conclusion:

On the basis that the above alterations can be shown on a revised plans prior to any grant of planning permission, no objection would be raised.

#### ACCESS PANEL

- . Generally a strong Design and Access Statement
- . Welcome 7 undercover parking spaces.
- . Although disabled units are on the ground floor, no lifts are provided. Therefore there is no wheelchair visitor accessibility beyond the ground floor. This is the only major failing with the scheme.
- . Standard 6 of lifetime Homes should be 1.2 m hallway width, not 0.9m as stated.
- . Unclear whether support pillars will affect parking
- . Wheelchair parking needs to be properly marked out.
- . Need to condition accessible play area.
- . Brick paving will need to be maintained as dangerous when wet.

#### WASTE MANAGER

a) I would estimate the total weekly waste arising from the development to be 11,090 litres.

The above waste would therefore be accommodated in a total of 10 bulk bins. The 22 bulk bins shown would therefore be more than sufficient. Initially all bulk bins on site would be for residual waste; then one of these could be exchanged for recycling at a latter date, or an additional recycling bin added. If the developers want to leave space for 12 x 1,100 litre bulk bins, this gives scope for extra bins to cover variances in waste arising.

b) The bin enclosures must be built to ensure there is at least 150 mm clearance in between the bulk bins and the walls of storage area. The size and shape of the bin enclosures must also allow good access to bins by residents, and if multiple bins are installed for the bins to be rotated in between collections.

c) Arrangements should be made for the cleansing of the bin store with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.

d) The material used for the floor should be 100 mm thick to withstand the weight of the bulk bins. Ideally the walls of the bin storage area should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61.

e) The gate / door of the bin stores need to be made of either metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. Again the doorway should allow clearance of 150 mm either side of the bin when it is being moved for collection. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved in and out of the chamber.

f) Internal bin chambers should have appropriate passive ventilators to allow air flow and stop the build up of unpleasant odours. The ventilation needs to be fly proofed.

g) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

h) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

#### General Points

i) The value of the construction project will be in excess of £300,000, so the Site Waste Management Plans Regulations 2008 apply. This requires a document to be produced which explains how waste arising from the building works will be reused, recycled or otherwise handled. This document needs to be prepared before the building work begins.

j) The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

k) It is important that the management company bring the bins forward, if our collection point is based in this. This should be secured by condition.

#### URBAN DESIGN AND CONSERVATION OFFICER

CONSIDERATION: The large buildings within this area, including Merrion, Cheriton and Jameston Court, predate the designation of the southern extension of the CA. Given this, they should not be considered as a precedent for similar new buildings in this sensitive location on the edge of the conservation area. Very careful consideration should also be given to the impact of any new development on the setting of the listed station buildings.

#### Position

The proposed building line steps forward the office building (Fanuc House, 1 Station Road) on the corner of Station Approach and Pembroke Road. This combined with the height and bulk of the new buildings would make them conspicuous in views from the west along Pembroke Road. The bulk and depth of the larger building would also be highly visible in views from the road across the car park and open area located adjacent to no 1 Station Road, particularly as the trees in this area have recently been cut back

To the rear, the larger of the new blocks rises to 5 floors (two within the roof structure) for much of the depth of the site. Given the position of this block, and its projection beyond the rear of the adjacent office block, its bulk would be clearly visible from the forecourt area of the station and across the car park. It would also be positioned directly opposite the signal box and have an impact on the setting of both listed buildings. Given the position of the larger block close on the rear site boundary, it would appear quite cramped in this location and there would be no opportunity to

include planting to create a setting for the building, or to provide screening to reduce its impact on the setting of the listed buildings.

## Scale

The proposed buildings are between three and five storeys tall and have large footprints in comparison with the traditional houses on the street frontage. From the information provided it appears that the new buildings would for the most part be taller than the adjacent modern residential blocks. These are predominately 3 storeys on the frontage, rising to 4 storeys adjacent to the site entrance. To the rear these buildings rise to 4 storeys but are located away from the rear site boundary. The proposed blocks are mainly 4 storeys to the front and the larger block would be taller at five storeys for much of its length. Both new buildings would be of an entirely different character and scale to the bungalows opposite. In addition, the new buildings would be seen in context with the existing large residential blocks and together, their accumulative impact would create a group of uncharacteristically large buildings within the street scene, thus further eroding the areas traditional suburban scale and character.

## Design

As previously advised, a good modern design would be preferred for this site rather than pastiche or something half way as currently proposed. The bulky roof forms which in some parts encompass two floors of accommodation and include large areas of flat roof would appear as highly conspicuous within the street scene and not reflect the traditional architecture of the street, which is much smaller in scale and includes a strong rhythm of simple roof forms. The buildings themselves appear to be of a rather bland and repetitive design and lack any particular features or detailing that reflect the 1930s architecture that is characteristic of the road and also the adjacent conservation area.

Good landscaping will be crucial to the success of the scheme and little information has been provided on this, whilst the play area is welcomed, the open areas to the front and at the side would have limited value as amenity spec. The temporary bin enclosures to the front should also be more discretely located.

CONCLUSION: Not acceptable as proposed.

## SUSTAINABILITY OFFICER

Objections are raised to the proposed development on 2 grounds:

- 1 - Ecology
- 2 - Energy

### 1 Ecology

Objections are raised to the proposed development as insufficient information has been presented with regards to the ecological status of the site. As a consequence, the applicant has not adequately demonstrated the likely impacts from the development or the mitigation and enhancement measures.

The applicant has submitted an ecological scoping report as part of the application. This is a preliminary report to identify the need for further studies. The conclusion of this report states:

Based on the findings of the walkover survey, desk study and protected species assessment, the

habitats on the Pembroke Road Site are considered potentially suitable to support roosting bats, breeding birds and slow worms. The site may also support hedgehogs and stag beetle, both BAP Priority species. Foxes are also likely to occupy the site.

The report then goes on to make a series of recommendations for further studies and states:

Further targeted surveys are recommended prior to submission of any planning application for development to ensure a breach of the wildlife legislation is avoided.

The applicant has not submitted any further studies or reports in line with the recommendations in the ecological scoping report. Local Authorities should no longer rely on planning conditions to ensure studies and investigations are carried out at later stages of the planning process. This approach has been supported by the European Case Law with regards to European Protected Species (*Wooley vs Cheshire*). In addition domestic policy requirements also require planning decisions to be made in full knowledge of the impacts on ecology. PPS9 states:

Development plan policies and planning decisions should be based upon up-to-date information about the environmental characteristics of their areas. These characteristics should include the relevant biodiversity and geological resources of the area. In reviewing environmental characteristics local authorities should assess the potential to sustain and enhance those resources.

Circular 06/2005 which accompanies PPS9 states:

The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.

## Summary

As submitted the Local Authority cannot determine the ecological impacts of the proposed development based on the inadequate information provided. It is therefore unable to apportion sufficient weight to ecological considerations.

The development is contrary to:

- Article 12 of the Habitats Directive 92/43/EEC
- Article 41 of the Conservation of Habitats and Species Regulations 2010
- Part 1, Article 9 of the Wildlife and Countryside Act 1981 (and amendments)
- Planning Policy Statement 9: Biological and Geodiversity Conservation
- London Plan policy 3D.14
- UDP Policy EC3
- UDP Policy BE38

## 2 Energy

Objections are raised to the proposed development as insufficient information has been provided to demonstrate that the proposed development will achieve a 20% CO<sub>2</sub> reduction from renewable energy.

The information provided does not sufficiently outline the baseline energy demand. The supporting text refers to 2006 Building Regulations and provides a baseline assessment in the appendices. However, these figures do not appear to be to 2010 Part L.



The London Plan requires an Energy Assessment for all major developments. Policy 4A.7 requires a 20% reduction of CO2 from renewable energy which is taken from the baseline (less any further savings made through reducing energy demand). As a consequence it is not possible to accurately determine the baseline and therefore the amount of renewable energy required to achieve the 20% reduction.

Furthermore, the London Plan requires the energy assessment to consider the whole energy use of the development which includes unregulated energy. The energy report acknowledges that it is not possible to achieve this with PV due to the amount of roof space available.

In addition, the elevations plan for block B includes PVs that are likely to be shadowed as they are at a lower level adjoining block. The plans do not match the findings in the Energy report.

### Summary

As submitted the planning application does not demonstrate how the development will meet the London Plan requirements for a 20% reduction in CO2 from renewable energy.

The development is contrary to:

- Policy 4A.1
- Policy 4A.3
- Policy 4A.7

### TREE AND LANDSCAPE OFFICER

The site, and the buildings and vegetation on and close to it, are visible from Pembroke Road, (Ruislip LUL) Station Approach and the railway.

When the application was submitted there were about 50 trees on and close to the site. The trees on the site have been removed recently. Most of these trees were small, fruiting and cypress varieties of poor form and low/very low value, which formed a mass in the rear gardens of the existing properties, however three had moderate values.

The most valuable trees are the two prominent roadside Maples (off-site), which are landscape features of merit. The belt of eight trees close to the western boundary of the site (off-site) is also a landscape feature of merit. There are also hedges along the Pembroke Road frontage and the western boundary of the site.

In terms of Saved Policy BE38, the valuable (off-site) trees constrain the development of the site, whilst the hedges should be retained if they fit with the proposed development. In addition, the extensive rear gardens, which formerly contained the mass of trees, contribute to the character of the area. The tree mass (removed) provided a green vista and screen / buffer for the buildings to the east of the site and the railway and car park to the south, and the development should restore a green vista and a screen / buffer in relation to the existing and proposed buildings, and contribute to the character of the area.

The application includes an Arboricultural Method Statement (January 2011) (AMS) and Tree Protection Plan (Dwg. No. TMC-10049-TPP) (TPP). The AMS (page 6) indicates that the proposed temporary access (for site clearance, demolition and construction) will be close to the one roadside Maple (T1) and mentions the use of an existing drive for that purpose. However, there is not an existing access or crossover close to and within the root protection area (RPA) of T1, which is shown to be retained, and it will, therefore, be necessary to construct a new cross-over (for the

temporary access), which may also serve the proposed access. Whilst the AMS (pages 7 and 12) and TPP provide details about the access drive and the parking areas within the site, the AMS does not include sufficient information to show how the temporary and/or permanent crossover(s), with kerbs, will be constructed (off-site) to the necessary technical specification within the RPA of T1 without affecting it. For this reason, the scheme does not make adequate provision for the protection and long-term retention of one of the two roadside Maples, and does not therefore comply with Saved Policy BE38 of the UDP.

Whilst the scheme has been designed to retain most of the best trees (close to the site) and hedges, and provide a courtyard garden and a narrow belt of shrub and tree planting along the southern and eastern boundaries, the application does not make adequate provision for landscaping, and screening of the building and car park, in the south-western corner of the site to address the other landscape-related consideration.

## HIGHWAY ENGINEER

Pembroke Road is a Classified Road and is designated as Local Distributor Road within the Council's UDP. Pembroke Road is a busy road and is an important east-west route providing connection between Ruislip and Eastcote and connections between London Distributor Road and Local Distributor Roads and the wider network. The site is located close to Ruislip Station and Ruislip High Street,

There are single yellow line road markings along the northern side of Pembroke Road. On the southern side of Pembroke Road there are single yellow line road markings between the signal controlled junction with West End Road to the west and the proposed access point. The single yellow lines restrict parking between 8am and 6:30pm Monday to Saturday.

On-street parking takes place east of the proposed access and is congested, which would interfere with the sightlines at the proposed access. Two trees fall within visibility splays required for the proposed access, one being very close to it, which is also considered to interfere with the sightlines. Parking on single yellow line during the evenings, overnight and Sundays is permitted. Parking close to the access point due to the existing and future demand would also interfere with the sightlines. Parking on the northern side in proximity to the access point, when there are parked cars on the southern side of the road would result in awkward manoeuvres by vehicles entering and exiting the site leading to situations detrimental to highway safety.

The proposed access is unsatisfactory for two cars to pass and also one car to pass when a vehicle is waiting at the give way. Car swept paths submitted in the Transport Assessment are incorrectly drawn as they fail to consider the on-street parking to the east. Commercial vans would be used by tradesman. Some residents of the proposed development could also have commercial vans. No assessment has been submitted for commercial vans and delivery vehicles entering and exiting the site. The proposed access is considered unsatisfactory for commercial vans and delivery vehicles.

The proposed refuse collection arrangement would require management intervention throughout the life of the development, which is not desirable. Refuse vehicles would have to park close to a vehicular and pedestrian access for a substantial development and wait for a longer period than existing on this busy road.

Consequently, considering all of the above, the proposals are considered unacceptable from the highways point of view. The application is therefore recommended to be refused, as it is considered contrary to the Council Policy AM7 of the UDP.

## **7. MAIN PLANNING ISSUES**

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

The site is located within a Developed Area as designated in the Hillingdon Unitary Development Plan. Flatted residential redevelopment is considered appropriate within the developed area, subject to compliance with the various policies of the UDP.

No objection would be raised to the principle of redevelopment of Lyon Court element of the site for a more intensive flatted development, subject to compliance with the various policies of the UDP. This part of the site is considered to be suitable for residential redevelopment by virtue of its location within a predominantly residential area and its close proximity to the Ruislip Town Centre.

However, the proposal includes the redevelopment of two semi detached properties (28-30 Pembroke Road). The inclusion of these properties within the development site introduces the following policy considerations:

#### **1. Revisions to PPS 3 (Housing) and The London Plan Interim Housing Supplementary Planning Guidance**

On 9th June 2010 Government implemented the commitment made in the Coalition Agreement to decentralise the planning system by giving Local Authorities the opportunity to prevent overdevelopment of neighbourhoods and garden grabbing in the amended Planning Policy Statement 3: Housing (PPS3). The key changes to PPS3 are as follows:

- private residential gardens are now excluded from the definition of previously developed land in Annex B
- the national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47

Together, these changes emphasise that it is for local authorities and communities to take the decisions that are best for them, and decide for themselves the best locations and types of development in their areas. The amended policy document sets out the Secretary of State's policy on previously developed land and housing density. Local Planning Authorities and the Planning Inspectorate are expected to have regard to this new policy position in preparing development plans and where relevant, to take it into account as a material consideration when determining planning applications.

The key point in relation to the proposed scheme is that residential gardens are no longer included within the definition of "previously developed land" - i.e "brown field land". There is hence no automatic presumption that former residential gardens are nominally suitable for development or redevelopment, subject to compliance with routine development control criteria.

Simultaneously with publication of the revised PPS 3, the Planning Inspectorate has issued practice guidance to Planning Inspectors who are administering planning appeals currently underway. It follows that these changes are immediately relevant to decision makers who will be deciding current and forthcoming planning applications.

It follows that there is now more scope for a robust implementation of other government advice contained in PPS 1 and also echoed in paragraph 13 of PPS 3: "Reflecting policy in PPS 1, good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities

available for improving the character and quality of an area and the way it functions, should not be accepted".

This policy objective is also reflected in points 1 and 9 of Policy BE1 of the Council's emerging Core Strategy. It will be reflected in the draft Development Management SPD which is being prepared. (Note: These documents are not yet material considerations for planning applications).

In addition, the London Plan Interim Housing Supplementary Planning Guidance which came into force in April 2010 has been adopted as an interim measure until the Mayor's full replacement London Plan is formally published in winter 2011/12. This document provides guidance on implementing the existing London Plan (Consolidated with Alterations since 2004, published 2008) so that it can more effectively address three key issues:

- development on private garden land,
- the relationship between housing density and quality, and
- affordable housing targets.

The guidance requires that "In implementing London Plan housing policies and especially Policy 3A.2, 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."

The London Plan Interim Housing Supplementary Planning Guidance 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 London Plan Interim Housing supplementary Planning Guidance represents part of Hillingdon's adopted policy framework. Whilst it does not introduce additional policy, it provides further guidance on the interpretation of existing policies within The London Plan. Accordingly, it is considered that significant weight should be given to this guidance in determination of this application.

While 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 loss of two large back gardens in this location is a matter of material concern. The proposed redevelopment of these large private back gardens would have a detrimental impact on the character and appearance of the area. With regard to the criteria in the Mayor's interim guidance, the impact on local context and character, together with the loss of trees and this important 'green lung' would be particular concerns and are considered to outweigh the contribution

the development would make toward achieving housing targets in the borough. It is therefore considered that the principle of the proposed residential development is contrary to PPS3: Housing, Policies 3A.3, 4B.1 and 4B.8 of the London Plan and guidance within The London Plan Interim Housing Supplementary Planning Guidance.

## 2. Breach of the Council's 10% rule relating to large plots and infill sites.

Paragraph 3.3 of the Hillingdon Design and Accessibility Statement 'Residential Layouts', in relation to the redevelopment of large plots and infill sites currently used for individual dwellings into flats, states that the redevelopment of large numbers of sites in close proximity to each other is unlikely to be acceptable, including large numbers of redevelopments on any one street. The redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including houses which have been converted into flats or other forms of housing. The nature of dwelling units locally is a part of the character of the area and therefore paragraph 3.3 follows on from London Borough of Hillingdon Unitary Development Plan (UDP) Saved Policy BE19. This policy seeks to ensure that new development complements or improves the amenity and character of the area.

As at 2006 when the Supplementary design Guidance was adopted, there were a total of 63 premises in Pembroke Road, comprising 15 bungalows, 22 detached two storey dwellings, 16 pairs of semi detached dwellings, 2 blocks of maisonettes at Parkway Court, a church and 3 commercial buildings at the eastern end of Pembroke Road and at the western end of this road, Pembroke House, Neyland Court, the Fanug Office building and Lyon Court. Of these, 8 residential dwellings have been demolished, to make way for development of flats between 32 and 46 Pembroke Road. The application proposes the redevelopment of a further two residential properties (nos. 28-30). This would equate to 10 out of 63 sites, which is approximately 15.8% of the total premises in the street. If the calculations exclude commercial premises, there are a total of 56 residential plots in Pembroke Road and the proposal would result in 17.8% of the total residential plots in the street being lost. Even if one were to include each individual unit within the 4 purpose built blocks of flats/maisonettes in this road, (which would amount to amounting to a total of 93 residential properties in the road), this would still equate to 10.75% of residential units lost, should the development proceed.

Clearly, which ever way the calculations are assessed, the proposal will result in the 10% rule being breached under Paragraph 3.3 of the Hillingdon Design and Accessibility Statement 'Residential Layouts'. Crucially, it is the cumulative impact of the proposed buildings, in close proximity to the existing flatted development to the east, that gives rise to particular concern. It is considered that the further erosion of spacious single dwellings and intensification of use of the site would have a significant harmful effect on the character of the area. The London Plan seeks to maximise density, but this should be in a manner that is consistent with the character of the area. These urban design issues are dealt with more fully elsewhere in this report and have been included in the reasons for refusal.

### **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.

The site has a PTAL of 4. Taking into account these parameters, the London Plan density matrix recommends a density range between 200 - 350 hr/ha and 70 - 130 u/ha, at an average of 2.7-3.0 hr/unit for flatted developments within suburban environments. This rises to 70 to 260 u/ha and 200 to 700 hr/ha for flatted developments within urban environments.

The scheme provides for a residential density of 166 u/ha or 438 hr/ha, at an average of 2.6 hr/unit. The proposal therefore falls significantly over the density parameters of the London Plan for units per hectare, and habitable rooms per hectare within a suburban environment. The proposed density would therefore be more appropriate to an urban setting.

The London Plan defines 'urban' as areas with predominantly dense development such as, for example, terraced houses, a mix of different uses, medium building footprints and buildings of three to four storeys, located within 10 minutes walking distance of a district centre. The site is located just outside the Ruislip Major Town Centre. It is acknowledged that the site is located within very close proximity of larger, town centre buildings at the western end of Pembroke Road. It is also noted that the Inspector when considering an earlier application for the adjoining Wimpey site, further away from the town centre, described the site as being within an accessible urban location. However, the immediately surrounding properties opposite are bungalows and further along Pembroke Road are predominantly 2 storey detached and semi detached dwellings, which are more akin to a suburban setting.

Notwithstanding the debate as to whether the site falls within a suburban or an urban setting, it will be important to demonstrate that the development will complement and improve the amenity and character of the area, that the units will have good internal and external living space, and that the scale and layout of the proposed development is compatible with sustainable residential quality, having regard to the specific constraints of this site. These issues are dealt with elsewhere in the report.

#### Unit Mix

Saved Policies H4 and H5 seek to ensure a practicable mix of housing units are provided within residential schemes. One and two bedroom developments are encouraged within town centres, while larger family units are promoted elsewhere.

A mixture of 1, 2 and 3 bedroom units is proposed and this mix of units is considered appropriate for the private housing. However, for any affordable housing element, the Council would seek the following mix: 1 Bedroom 15%, 2 Bedroom 35 %, 3 Bedroom - 25%, 4 Bedroom 15%, 5 Bedroom 10%, which is in line with the London Plan targets for affordable housing across London.

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

#### Archaeology

Policy BE3 states that the applicant will be expected to have properly assessed and planned for the archaeological implications of their proposal. Proposals which destroy important remains will not be permitted. The site does not fall within an Archaeological Priority Area.

An Archaeological Desk Based Assessment has been submitted in support of the

application. The assessment considers the impact of the proposed redevelopment on archaeological assets and concludes that the site has generally low archaeological potential for as yet undiscovered archeological assets and that no further archaeological work will be required.

#### Conservation Area

Policy BE4 requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities, and to make a positive contribution to the character or appearance of the conservation area.

The Urban Design and Conservation Officer notes that the large buildings within this area, including the recently constructed Merrion, Cheriton and Jameston Court to the east, predate the designation of the southern extension of the Ruislip Village Conservation Area, and should therefore not be considered as a precedent for similar new buildings in this sensitive location on the edge of the conservation area.

The proposed building line steps forward the office building (Fanuc House, 1 Station Road) on the corner of Station Approach and Pembroke Road. This combined with the height and bulk of the new buildings would make them conspicuous in views from the west along Pembroke Road. The proposed buildings are between three and five storeys tall and have large footprints in comparison with the traditional houses on the street frontage opposite and further to the east. Although, Ruislip Village Conservation Area is located to the north and west of the site, given the distance and intervening development between, it is not considered that the proposed development would have a direct impact on the character of the adjoining Conservation Area, in compliance with Saved Policy BE4 of the Hillingdon Unitary Development Plan.

#### Listed Buildings

Policy BE10 states that development proposals should not be detrimental to the setting of listed buildings. This includes views to listed buildings (i.e., the listed Ruislip Station located to the southwest of the site and the listed signal box to the south). Any development would therefore be expected to address these matters.

To the rear, the larger of the new blocks rises to 5 floors (two within the roof structure) for much of the depth of the site. Given the position of this block, and its projection beyond the rear of the adjacent office block, its bulk would be clearly visible from the forecourt area of the station and across the car park. It would also be positioned directly opposite the signal box and have an impact on the setting of both listed buildings. Given the position of the larger block close on the rear site boundary, it would appear quite cramped in this location and there would be no opportunity to include planting to create a setting for the building, or to provide screening to reduce its impact on the setting of the listed buildings. It is therefore considered that the proposal would have a detrimental impact on the setting of the listed station and signal box, contrary to Saved Policy BE10 of the UDP.

#### **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**

Saved Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area, whilst Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals. Policy BE35 requires developments adjacent to or visible from major rail connections to be of a high standard of design, layout and landscape, and that where the opportunity arises, important local landmarks are opened up from these transport corridors. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of established residential areas are not compromised by new development.

London Plan Policy 4B.1 sets out a series of overarching design principles for development in London and policy 4B.2 seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 4B, London Plan policies relating to density (3A.3) and sustainable design and construction (4A.3) are also relevant.

The proposals need to be considered with regard to the impact on Pembroke Road. This is a predominantly residential street, with a strong suburban character over most of its length. It comprises mainly detached and semi-detached two storey properties, although these are interspersed with single storey bungalows. The majority of the properties date from the 1930's and of are varied architectural styles typical of this period.

The wider context of the site includes the flatted developments in the town centres of Ruislip and Ruislip Manor, the flats at Lyon Court (part of the development site) and the flats at Nos. 32-46 Pembroke Road. This latter development has been sited as a precedent for the proposed scheme. However, it is considered that their impact on Pembroke Road is somewhat limited, due to the abundance of trees in the street and some of the front gardens. It is noted that the Inspector in refusing the scheme for flatted development at 55, 57 and 59 Pembroke Road, (Appeal Ref: APP/R5510/A/08/2072077) was of the opinion that the erection of the flats at Nos 32-46 Pembroke Road, adjacent to the development site, has not changed the character of Pembroke Road in its entirety. A mix of single storey detached bungalows and two storey detached and semi-detached houses still dominate the street scene.

It is considered that the cumulative impact of the three blocks at 32-46 Pembroke Road, combined with a further two blocks at this adjoining site, by virtue of the cumulative impact of these buildings, would be detrimental to the character and appearance of the street scene. The proposal would result in a street frontage stretching over 160 metres of virtually uninterrupted flatted development, completely altering the character of this part of Pembroke Road, to a detrimental degree. This cumulative impact adds weight to concerns relating to the redevelopment of more than 10% of properties on a residential street which have already been addressed elsewhere in this report.

It should be noted that a recent appeal decision (51/53 Kings End) has seen an Inspector give significant weighting on the harm caused by cumulative impact. The Inspector determined that unacceptable harm was caused by cumulative impact from similar flatted developments on the established character of Kings End. A similar argument to that which resulted in the Kings End appeal being dismissed is considered to apply in Pembroke Road.

The Council's Urban Design Officer raises concerns in terms of scale, bulk as well as built form. In terms of siting, the proposed building line steps forward the office building to the



west, Given the height and bulk of the new buildings, they would be particularly conspicuous in views from the west along Pembroke Road. In addition, the bulk (up to 5 storeys) and depth (71 metres) of the larger building (Blocks B, C and D) would also be highly visible in views from the road across the car park and open area located adjacent to No. 1 Station Road, particularly as the trees in this area have recently been cut back. Given the position of the larger block close to the rear site boundary, it would appear quite cramped in this location and there would be no opportunity to include planting to create a setting for the building, or to provide screening to reduce its impact on the setting of the listed buildings.

With regard to the scale of the proposed buildings, these are between three and five storeys tall and have large footprints in comparison with the traditional houses on the street frontage. The new buildings would for the most part be taller than the adjacent modern blocks of flats to the east. These are predominately 3 storeys on the frontage, rising to 4 storeys adjacent to the site entrance. It is noted that to the rear these buildings rise to 4 storeys but are located away from the rear site boundary. By contrast, the proposed blocks are mainly 4 storeys to the front and the larger block would be taller at five storeys for much of its length. The Urban Design and Conservation Officer notes that both new buildings would be of an entirely different character and scale to the bungalows opposite. In addition, the new buildings would be seen in context with the existing large residential blocks and together their accumulative impact would create a group of uncharacteristically large buildings within the street scene, thus further eroding the areas traditional suburban scale and character.

The Urban Design and Conservation Officer also raises concerns over the design of the proposed buildings which incorporates bulky roof forms which in some parts, encompass two floors of accommodation and include large areas of flat roof. This would appear as highly conspicuous within the street scene and not reflect the traditional architecture of the street, which is much smaller in scale and includes a strong rhythm of simple roof forms. The buildings themselves are considered to be of a rather bland and repetitive design and lack any particular features or detailing that reflect the 1930s architecture that is characteristic of the road and also the adjacent conservation area.

In conclusion, it is considered that the proposed development, by reason of its overall scale, site coverage, design, layout and scale, represents an over-development of the site, that 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 Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2011) and the Council's Supplementary Planning Document - Residential Layouts.

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

In relation to outlook, Saved Policy BE21 requires new residential developments to be designed to protect the outlook of adjoining residents. The design guide 'Residential Layouts' advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. A minimum distance of 15m is required, although this distance will be dependent on the extent and bulk of the buildings.

It is therefore considered that the proposal would not 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.

Policy BE24 states that the design of new buildings should protect the privacy of

occupiers and their neighbours. Subject to conditions, it is not considered that there would be a loss of privacy to adjoining occupiers, in accordance with Policy BE24 of the UDP Saved Policies (September 2007) and relevant design guidance.

In relation to sunlight, Policy BE20 of the UDP seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses. It is not considered that there would be a material loss of day or sunlight to neighbouring properties, as the proposed building would be orientated or sited a sufficient distance away from adjoining properties.

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

Policy BE23 of the UDP requires the provision of external amenity space, sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting. The Council's SPD Residential Layouts specifies amenity space standards for flats.

Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential layouts, suggests that the following shared amenity space for flats and maisonettes is provided:

1 bedroom flat - 20m<sup>2</sup> per flat

2 bedroom flat - 25m<sup>2</sup> per flat

3+ bedroom flat - 30m<sup>2</sup> per flat

Based on the current accommodation schedule this would equate to a total of 1,715m<sup>2</sup> of shared amenity space for 71 dwellings.

The current development proposal provides 2,107m<sup>2</sup>, including 546m<sup>2</sup> of play space provision. The amenity space provided is considered acceptable, in compliance with the Hillingdon Design and Accessibility Statement (HDAS) Residential Layouts and Saved Policy BE23 of the UDP.

Each of the units benefit from a reasonable level of privacy, outlook and light and overall, it is considered that good environmental conditions can be provided for future occupiers in compliance with relevant UDP saved policies and supplementary design guidance.

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

##### Traffic Generation

The applicant has submitted a Transport Assessment to consider the traffic impacts on the existing road capacity. The development is forecast to add 13 and additional two way trips during the am and pm peak hours respectively. This level of increase in peak hour traffic can be accommodated on Pembroke Road. The Highway Engineer therefore raises no objections on traffic generation grounds.

##### Parking

The application proposes a total of 61 parking spaces, including 10% of these spaces for people with a disability. This equates to 0.86 spaces per unit. The Council's standards allow for a maximum provision of 1.5 spaces per residential unit, a total of 106.5 spaces in this case. The site has a PTAL rating of 4 and the Council's Highways Engineer has raised no objection to the level of car parking and has confirmed that all parking spaces would be of sufficient dimensions and usable. As such, it is considered that the application

complies with UDP Saved Policies AM14 and AM15.

In addition, the submitted plans indicate that secure cycle storage can be provided for 76 cycles, in the form of cycle lockers and cycle shelters. Details of this secure cycle storage provision can be secured by condition, in the event of an approval. Subject to compliance with this condition, the scheme would be in accordance with the Council's standards and Saved Policy AM9 of the UDP.

#### Access

In terms of the proposed vehicular access off Pembroke Road, the Highway Engineer observes that on-street parking takes place east of the proposed access and is congested, which would interfere with the sightlines at the proposed access. In addition, two street Maple trees fall within visibility splays required for the proposed access, one being very close to it, which is also considered to interfere with the sightlines. Parking on single yellow line during in the evenings, overnight and Sundays is permitted. Parking close to the access point, due to the existing and future demand would also interfere with the sightlines. The Highway Engineer considers that parking on both sides of the road in proximity to the access point, would result in awkward manoeuvres by vehicles entering and exiting the site, leading to situations detrimental to highway safety.

Furthermore, the proposed access is unsatisfactory for two cars to pass and also one car to pass when a vehicle is waiting at the give way. The Highway Engineer notes that the car swept paths submitted in the Transport Assessment are incorrectly drawn as they fail to consider the on-street parking to the east. It is also noted that commercial vans would be used by tradesman visiting the development, whilst it is reasonable to assume that some residents of the proposed development might also have commercial vans. No assessment has been submitted for commercial vans and delivery vehicles entering and exiting the site. The proposed access is therefore considered unsatisfactory for commercial vans and delivery vehicles.

The proposed refuse collection arrangement would require management intervention throughout the life of the development, which is not desirable. Refuse vehicles would have to park close to a vehicular and pedestrian access for a substantial development and wait for a longer period than existing on this busy road. Whilst this is not considered to be a reason for refusal in its own right, it adds weight to concerns relating to the vehicular access arrangements for the site and the consequences for highway safety and free flow of traffic on the adjoining highway.

In light of the above considerations, it is considered that both the vehicular access to the development is inadequate and as a result, it is likely that the development would give rise to conditions prejudicial to free flow of traffic and highway and pedestrian safety. The development is therefore contrary to Policy AM7 of the Unitary Development Plan Saved Policies (September 2007).

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

These issues have been dealt with elsewhere in the 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.

The Access Officer is satisfied with the level of facilities provided subject to minor revisions to the internal layout of the units to ensure full compliance with all 16 Lifetime Home standards (as relevant) and Wheelchair Home Standards for 7 of the units. Subject to a condition to ensure compliance, it is considered that had the scheme been acceptable in other respects, the proposed development would be in accord with the aims of Policies 3A.4, 4B.5 of the London Plan, the Hillingdon Design and Access Statement (HDAS) Accessible Hillingdon and Policy AM15 of the UDP.

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

The London Plan sets the policy framework for affordable housing delivery in London. Policy 3A.10 and 3A.11 requires that boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mix-use schemes, having regard to their affordable housing targets. It establishes a strategic target of 50% of all additional housing in London to be affordable, including affordable housing from all sources and not just that through planning obligations. Within the overall 50% housing provision, a tenure split of 70% social housing and 30% intermediate housing is sought.

The Planning Obligations Supplementary Planning Document (supplementary planning guidance) adopted in July 2008 replaces the previous Supplementary Planning Guidance and updates the information and requirements of the Affordable Housing supplementary planning guidance adopted in May 2006. Chapter 5 on Affordable Housing from the Planning Obligations supplementary planning guidance paragraph 5.14 states, the council will always seek the provision of affordable housing on-site except in exceptional circumstances. The council will consider affordable housing tenure mix on a site by site basis with reference to housing needs, financial viability and/or the London Plan as appropriate.

Paragraph 5.22 states that the Council will seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed use schemes. The LDF policy acknowledges a balance between the need for affordable housing that the economic viability of private housing developments. Where less than 50% affordable housing is proposed, a justification for the departure from the London Plan and Policy CP5A will be required, together with a financial viability appraisal to demonstrate that the maximum affordable housing provision is being delivered on site.

The application exceeds the threshold of 10 units and above, therefore affordable housing provision by way of a S106 Legal Agreement is required. A Financial Viability Assessment (FVA) has been provided. This has confirmed that only 23% affordable housing can afford to be delivered as a result of this scheme. However, a legal agreement has not been completed to secure this provision.

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

ECOLOGY

Saved Policy EC2 of the UDP seeks the promotion of nature conservation interests. Saved policy EC5 of the UDP seeks the retention of features, enhancements and creation of new habitats. PPS9 outlines the Government's commitment to sustainable development and in particular to conserving the natural heritage of the country for the benefit of this and future generations. Policy 3D.12 of the London Plan states that the planning of new development and regeneration should have regard to nature conservation and biodiversity and opportunities should be taken to achieve positive gains for conservation through the form and design of development.

An Ecological Impact Assessment submitted as part of this application. The report indicates that buildings will be demolished as a result of the proposed development and that further bat surveys are recommended. This is supported by both Natural England and the Council's Sustainability Officer.

Natural England recommend that further surveys are undertaken, but that these are completed before planning permission is granted. This is in line with Paragraph 98 of ODPM Circular 06/20051 which states that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.

The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances.

It is considered that the the submitted ecological assessment has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area. It is therefore considered that the ecological interests of the site and locality would not be protected, contrary to Policies EC1 of the Unitary Development Plan Saved Policies (September 2007), London Plan Policy 3D.14 and PPS9 (Biodiversity and Geological Conservation).

## LANDSCAPE ISSUES

Policy BE38 of the Unitary Development Plan Saved Policies states, amongst other things that development proposals will be expected to retain and utilise topographical and landscape features of merit.

There are about 50 trees on and close to the site. The most valuable trees are the two prominent roadside Maples all of which are off site. The other trees, many of which are small, fruiting and cypress varieties of poor form and low/very low value, formed a mass in the rear gardens of the existing properties. Most of these latter trees have recently been cleared. There are also hedges along the Pembroke Road frontage and the western boundary of the site.

Whilst the Tree and Landscape Officer raises no objection in principle to the loss of the low value trees, it is considered that the extensive rear gardens and the mass of trees in them contributed to the character of the area and provided a green vista and screen / buffer for the buildings to the east of the site and the railway and car park to the south.

Whilst the scheme has been designed to retain the best trees and hedges, the submitted Arboricultural Method Statement does not include sufficient information to show how the temporary and/or permanent crossover(s), with kerbs, will be constructed off-site to the necessary technical specification within the root protection area of the street Maple (T1) without affecting it. For this reason, the scheme does not make adequate provision for the

protection and long-term retention of one of the two roadside Maples, and does not therefore comply with Saved Policy BE38 of the UDP.

In addition, whilst the proposal includes a courtyard garden and a narrow belt of shrub and tree planting along the southern and eastern boundaries, it is considered that the application does not make adequate provision for landscaping, and screening of the building and car park, in particular, at the south-western corner of the site. It is considered that in landscaping terms the development would fail to maintain a green vista, or provide an adequate landscape screen and buffer in relation to the existing and proposed buildings, or preserve the character of the area, contrary to Saved Policies BE19 and BE38 of the UDP. It is recommended that the scheme be refused for these reasons.

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

Refuse is provided in two refuse stores at ground floor level in each of the buildings. In order to meet the necessary pulling distance and vehicle access requirements, the applicants have proposed that a management company will move the bins to predefined collection points at the front of the site and then return them after they have been emptied.

The Waste Manager is satisfied with this arrangement. In the event of an approval, a condition requiring further details of refuse collection facilities and management arrangements could be imposed, in order to ensure the proposed facilities comply with Council guidance.

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

London Plan (February 2008) policies 4A.4 and 4A.7 require the submission of an energy demand assessment based on sustainable design and construction; a demonstration of how heating and cooling systems have been selected in accordance with the Mayor's energy hierarchy; and how the development would minimise carbon dioxide emissions, maximize energy efficiencies, prioritise decentralised energy supply, and incorporate renewable energy technologies, with a target of 20% carbon reductions from on-site renewable energy.

The applicant has submitted a renewable energy assessment as part of the application. The report addresses how to reduce carbon emissions and sets out the most suitable and viable forms of renewable energy generators for the scheme. 92sq.m of solar PV are proposed. This is the preferred technology to deliver the renewables target for the scheme.

However, the Council's Sustainability Officer has raised objections to the proposed development as insufficient information has been provided to demonstrate that the proposed development will achieve a 20% CO<sub>2</sub> reduction from renewable energy. The information provided does not sufficiently outline the baseline energy demand. The supporting text refers to 2006 Building Regulations and provides a baseline assessment in the appendices. However, these figures do not appear to be to 2010 Part L. London Plan Policy 4A.7 requires a 20% reduction of CO<sub>2</sub> from renewable energy which is taken from the baseline (less any further savings made through reducing energy demand). As a consequence it is not possible to accurately determine the baseline and therefore the amount of renewable energy required to achieve the 20% reduction.

Furthermore, the London Plan requires the energy assessment to consider the whole energy use of the development which includes unregulated energy. The energy report acknowledges that it is not possible to achieve this with PV, due to the amount of roof space available. In addition, the elevations plan for block B includes PVs that are likely to

be shadowed as they are at a lower level adjoining block. The development is therefore contrary to London Plan Policies 4A.1, 4A.3 and Policy 4A.7

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

There are no specific flooding or drainage issues associated with this application. However, in the event that this application is approved, it is recommended that a sustainable urban drainage condition be imposed.

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

The application site is on a busy high road. It is therefore reasonable to expect that traffic noise is likely to be high enough to affect the residential amenities of future occupiers. Although the site falls within NEC B as defined in PPG24, it is considered that flatted development is acceptable in principle, subject to adequate sound insulation.

The acoustic assessment contains recommendations which, if implemented, would reduce noise to levels that comply with reasonable standards of comfort, as defined in British Standard BS 8233:1999 'Sound insulation and noise reduction for buildings - Code of Practice'. It is considered that the issue of sound insulation can be addressed by the imposition of suitable conditions, as suggested by the Council's Environmental Protection Unit. Subject to compliance with these conditions, it is considered that the scheme would be in compliance with Saved Policy OE5 of the UDP.

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

The main issues raised regarding the scale and bulk of the development, traffic congestion and parking have been dealt with in the main body of the report.

#### **7.20 Planning Obligations**

Policy R17 of the Hillingdon UDP is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance. As the application is being recommended for refusal, no negotiations have been entered into with the developer in respect of these contributions. However, if the application were to be considered for approval, the following broad Section 106 Heads of Terms would be pursued by the Council at that time:

Education contributions: The application proposes a scheme of 71 flats in an area under pressure for primary, secondary and post 16 school places. Under the Council's Supplementary Planning Guidance for Education Facilities and following an assessment by Education Services, the proposed development is required to make a contribution of £33,160 (£3,099 for nursery provision), £10,816 for secondary provision and £19,246 for post 16 provision), in order to cater for the increased demand placed on existing school places by the proposed development. No legal agreement to address this issue has been offered and it is recommended the application should be refused on this basis.

Affordable and Key Worker Housing: The application proposes 23% affordable housing. This level of provision is considered acceptable, given the conclusions of the Financial Viability Appraisal submitted with the application. However, the applicants have not offered a legal agreement to address this issue and it is recommended the planning application should also be refused on this basis.

Town centre/Public Realm: £25,000 to be used towards town centre improvements in Ruislip/ Ruislip Manor.

Libraries Contribution: in line with the SPD, a libraries contribution in the sum of £2558.52 will be sought. This this is equal to £23 for each person equating to £1,666.81.

Health: In line with the supplementary planning document for Health a contribution in the In line with the SPD for Health, a contribution in the region of £17,892.61 - £24,102.37 (£216.67 per person) is sought.

In line with supplementary planning guidance, a contribution equal to £2,500 for every £1m build cost is sought for construction training in the Borough.

Recreational Open Space: Given that a children's play area is proposed on site. A contribution towards public open space will therefore not be sought.

No contributions have been secured by way of a Unilateral Undertaking or S106 Agreement in relation to the above mentioned planning benefits associated with the proposal. It is therefore considered that planning permission should also be refused for this reason.

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

There are no enforcement issues associated with this site.

#### **7.22 Other Issues**

There are no other issues relating to this application.

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

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

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

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

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

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

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



Not applicable.

## 10. CONCLUSION

The principle of residential development on this site is not supported, as the proposal would result in the loss of garden land and will result in more than 10% of properties in Pembroke Road being redeveloped for flatted development. The cumulative impact of this and the adjoining flatted development would further erode the areas traditional suburban scale and character. Given the scale and massing of the proposed blocks, the development could not be achieved without adversely affecting the visual amenities of the street scene or surrounding area.

In addition, whilst parking provision is considered adequate, the access arrangements and would be unacceptable, to the detriment of the free flow of traffic and highway safety. Furthermore, the application has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area, whilst the requirement for a 20% reduction in CO2 emissions has not been satisfactorily addressed.

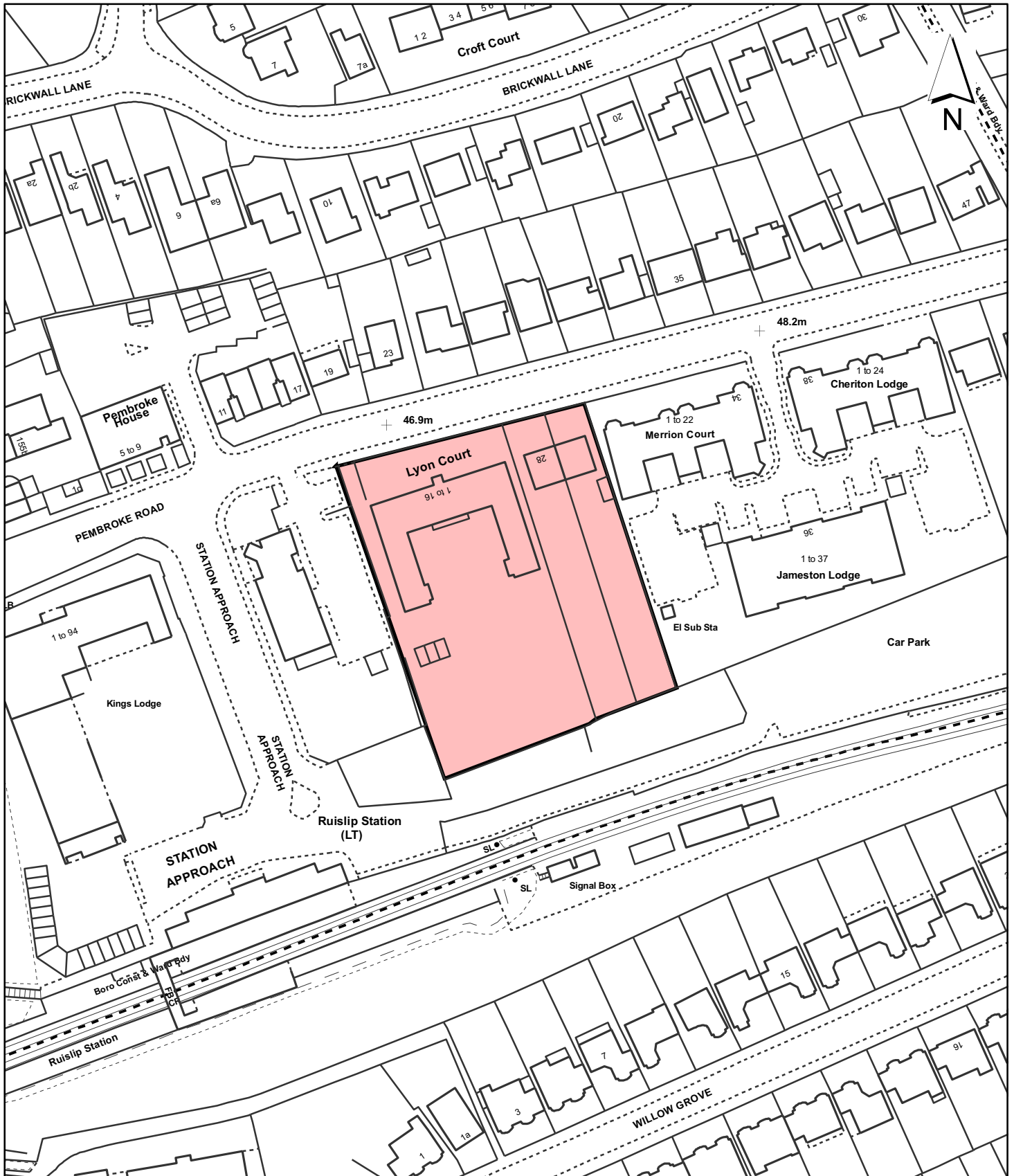
The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development in respect of education, town centre improvements, libraries, public realm and health improvements. Affordable housing provision has also not been addressed by an appropriate legal agreement. Refusal is recommended accordingly.

## 11. Reference Documents

Planning Policy Statement 1 (Delivering Sustainable Development)  
Planning Policy Statement 3 (Housing)  
Planning Policy Statement 9 (Biodiversity and Geological Conservation)  
Planning Policy Guidance Note 15 (Planning and the Historic Environment)  
Planning Policy Guidance Note 13 (Transport)  
Planning Policy Guidance Note 24 (Planning and Noise)  
The London Plan  
Representations

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Lyon Court and  
28 - 30 Pembroke Road  
Ruislip**

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

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

Planning Application Ref:  
**66985/APP/2010/2894**

Scale  
**1:1,250**

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**North** Page 44

Date  
**April 2011**



## Report of the Head of Planning & Enforcement Services

**Address** IMADA 12 KADUNA CLOSE EASTCOTE

**Development:** Erection of a first floor side extension to provide 2 two-bedroom flats with associated parking and amenity space.

**LBH Ref Nos:** 52580/APP/2010/2293

**Drawing Nos:** 1:1250\_1  
Tree shedule with plan  
Tree report  
DWG 1 - Existing Floor Plans  
1:200 Block Plan  
Design & Access Statement  
1:1250 Location Plan  
DWG 2 - Propsoed Layout  
DWG 3 - Existing Elevations  
DWG 4 - Proposed Elevations

**Date Plans Received:** 30/09/2010      **Date(s) of Amendment(s):** 30/09/2010  
**Date Application Valid:** 21/10/2010      21/10/2010

### 1. SUMMARY

Planning permission is sought for the erection of a first floor extension to provide two, 2 bedroom self-contained flats. The proposal is considered to have a detrimental impact on the existing building and the immediate context, would likely impact upon the stability and longevity of trees to rear of the site, and fails to provide sufficient amenity space for future occupiers.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed first floor extension, by reason of its overall size, bulk and scale, would represent an overdominant and visually intrusive form of development which would fail to harmonise with the character and appearance of the original building. The proposal would therefore have a detrimental impact on the character and appearance of the immediate area and the Eastcote Village Conservation Area, contrary to policies BE4, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 2 NON2 Non Standard reason for refusal

The proposal fails to provide adequate usable amenity space for the 2 two-bedroom flats. As such, the proposal would fail to provide an appropriate level of residential amenity for future occupiers, contrary to policy BE23 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), policy 4B.1 of the London Plan (February 2008) and paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

**3 NON2 Non Standard reason for refusal**

The site is located within the Eastcote Village Conservation Area and there is a mature Oak and a number of smaller trees located to the rear of the site. These trees contribute to the appearance of the street scene and this part of the Eastcote Village Conservation Area. The proposed external amenity space would be severely affected by shade and dominated by the trees, particularly the Oak. This is considered to put undue pressure to heavily prune / fell the Oak, which would be detrimental to the visual amenity and wooded character of this part of the Eastcote Village Conservation Area, contrary to policies BE4, BE13 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**4 NON2 Non Standard reason for refusal**

The proposed unit adjacent to the tennis courts would be incompatible with the continued operation of the tennis club, in particular it would be adversely affected by the floodlighting serving the tennis courts. As such, the unit would not benefit from an acceptable standard of residential amenity, contrary to policy OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 NON2 Non Standard reason for refusal**

The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Given that a legal agreement or unilateral undertaking has not been offered to address this issue, the proposal is considered to be contrary to Policy R17 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS	'Residential Developments'
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

This application relates to the Imada Health Club building located on the south east side of Kaduna Close at the end of the cul de sac. The application property comprises a part single, part two storey detached building located to the south east west of the Eastcote tennis clubhouse, with associated car parking spaces immediately to the north west and south west of the building. The building's frontage is on the north west side. The main entrance is located in the single storey element of the building and comprises a projecting front porch extension. To the north east of the application site lies tennis courts associated with the tennis club, with a residential block, 6 to 10 Kaduna Close, beyond. To the south west lies the rear gardens of 19 and 20 Sutton Close, both semi-detached houses. The surrounding area is residential in character and appearance and the application site lies within the Eastcote Village Conservation Area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 3.2 Proposed Scheme

Planning permission is sought for the erection of a first floor extension over the existing single storey element to the front of the building. The proposed extension would follow the footprint of the single storey element and would measure 14.5m wide along the north west (front) elevation, 13.1m deep, and finished with a gable end ridged roof 6.8m high at eaves level, and 10m high at ridge level, projecting 3m above the existing two storey element of the building. A front gable is proposed above the front porch entrance, replacing the canopy roof. It would measure 4.8m wide, and finished with a ridged roof set 0.7m below the new roof ridge.

The proposed extension would provide two, 2 bedroom self-contained flats. Each flat would measure approximately 76sq.m and would provide a living/dining/kitchen room, two bedrooms and a bathroom. First floor windows are proposed on all elevations and the proposed flats would be accessed from the main entrance to the health centre.

An external roof terrace private amenity spaces is proposed over part of the flat roof of the two storey element, immediately to the south of the proposed extension. This area measures approximately 35sq.m and would be secured by 1m high railings. An additional external private amenity space, some 47sq.m in size, 2 parking spaces and cycle stands are proposed to the rear of the curtilage of the building.

### 3.3 Relevant Planning History

#### Comment on Relevant Planning History

As above.

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS	'Residential Developments'
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **1st December 2010**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

28 adjoining owner/occupiers have been consulted and the application has been advertised as a development that affects the character and appearance of the Eastcote Village Conservation area. 2 letters and a petition with 35 signatories objecting to, and a petition with 62 signatories in support of, the proposed development, have been received.

Letters of Objection:

- (i) The proposal would result in an increase in on street parking;
- (ii) The proposal would adversely affect the amenities of the patrons of Eastcote tennis club when

using the tennis courts, through loss of light to the courts and cause general disruption to the tennis club;

- (iii) The overall bulk and scale of the proposal would detract from the open fell and character of the area;
- (iv) The proposal would obstruct views from the windows of the Eastcote Tennis clubhouse;
- (v) The windows of the proposed flats would overlook the tennis courts and over the clubhouse patio area;
- (vi) The proposed rooftop amenity area would overlook, and the noise from it, would disrupt tennis players; and
- (vii) The existing floodlights to the tennis courts would have an adverse impact on the future occupiers of the flats.

Eastcote Village Conservation Area Advisory Panel:

12 Kaduna Close is situated within the Eastcote Village Conservation Area. It is a narrow residential cul-de-sac, with Imada and the Eastcote Tennis Club situated at the top of the cul-de-sac. There is already a problem in Kaduna Close and the surrounding roads with the amount of vehicle numbers using and parking in these roads.

It is adjacent to the River Pinn, therefore this area is classed as flood plain. The drawings do not show the two storey pitched roof building belonging to Eastcote Tennis Club, which is approximately 1-2 metres from the proposed extension.

It is considered that by adding another storey plus a pitched roof, to this single storey building, which is in close proximity to the Eastcote Tennis Club Building, will be detrimental to the open vistas of this part of the Conservation Area. Although the floor area of the flats comply with HDAS, the shared amenity space, a roof terrace, is considerably below the recommended minimum. There does not appear to be any private amenity space allocated.

It is stated that each proposed flat will have the minimum parking space allowance of 1 space per flat, these will be taken from the 15 spaces currently used by the club. There is no indication given of how many of these spaces are currently in use by members of staff, nor how many spaces will be left for visitor parking. Drawing showing the car parking area are not submitted. There has not been any provision made for a bin store for these proposed dwelling. We ask that this application be rejected, it is inappropriate for a Conservation Area, and is an un-neighbourly form of development.

It is lacking in necessary information regarding the car parking arrangements.

Eastcote Residents' Association:

We write to ask that our concerns regarding this application be taken into account:-

We appreciate that this is a first floor extension and, as such, is not taking up any additional land. However, we do feel that it will have a detrimental effect on those living in the adjacent residential properties for the following reasons:-

- Adding an additional storey, and given this building is adjacent to the existing, two storey Eastcote Tennis Club building, will reduce the sense of openness of view which currently exists.
- Any further need for parking, albeit to accommodate the needs of only two flats, is to exacerbate the problems which already exist, due to overspill parking in Kaduna Close and other roads adjacent to Imada and the Tennis Club.

We would also add the following:-

- The amenity space allocated, by means of a roof terrace only, is not acceptable, both in terms of its location and the size of space offered for this purpose.
- The application and our concerns above, also need to be taken in the overall context of the fact that Imada is sited within the Eastcote Village Conversation Area and at the end of a small, residential cul-de-sac.

#### Thames Water

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

With regard to water supply, this comes within the area covered by the Veolia Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

#### **Internal Consultees**

##### Waste Management:

The waste arising from the flats is classed as household waste and would be collected through the household waste and recycling services: -

- Weekly residual (refuse) waste - using sacks purchased by the occupier
- Weekly dry recycling collection - using specially marked sacks provided by the Council

However, it would have to be presented separately from the commercial waste generated by the restaurant.

##### Conservation & Urban Design:

Eastcote Squash Club is located within the Eastcote Village Conservation Area. The property is surrounded by trees and is located on a corner plot adjacent to the High Road Eastcote and Joel Street roundabout. The adjacent residential dwellings are modern and mostly two storeys in height.

The scheme proposes to build a first floor extension over the existing flat roof and single storey element. From a conservation point of view, the bulk of the extension would not be visible from High Road, Eastcote or Joel Street, and as such would not be considered detrimental to the street scene and appearance of the area.

In design terms, however, the scheme adds a substantial bulk to the side of the existing building. Whilst not high in quality, the existing building sits comfortably in terms of its context. The proposed additional bulk, together with the roof top amenity space, relates poorly to the existing elevation and the overall design remains unresolved. There are also concerns over any resulting amenity issues with the adjacent Eastcote Lawn Tennis Club, given its close proximity.

Conclusion: Unacceptable in design terms.

##### Highways:



Kaduna close is a no through residential road situated on the side of River Pinn and a tennis court and accessed from Joel Street which is unclassified road. The existing carriageway is approximately 6.0m Wide with approximately 1.5 m wide footway on both sides.

The existing dwelling is used as a squash court, leisure facilities and restaurant, currently benefiting from thirty car parking spaces located at the rear and side of the existing building. Fourteen car parking spaces are reserved for guests using tennis club and total of sixteen are used for restaurants.

The proposal for constructing 2 two bedroom first floor side extension flats and allocating two out of sixteen parking spaces to the new flats and four secured cycle storage facilities complies with policy AM14 of the Council's adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) Consequently, there is no objection on the highways aspect of the proposal, subject to applicant being requested to provide the following:

(1) Details of covered and secure cycle storage for 4 no. cycles.

Access:

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. Given that the property as it stands provides no lift access to the first floor, the proposed development would not lend itself to Lifetime Homes Standards compliance and no requirement should be imposed on the developer in this regard.

Conclusion: I have no objection to the proposed development.

Trees/landscape:

This site is covered by TPO 20 and also within Eastcote Village Conservation Area.

There are several Oak trees to the rear of the Imada site, however it does not appear that any trees, protected or otherwise, will be affected by the proposed extension.

With regards to landscaping, the amenity space that is to be provided will be adjacent to / under dense belt of trees (part of a larger, linear landscape feature), including a very large Oak, along the river Pinn and will, therefore, be severely affected by shade and dominated by the trees, particularly the Oak. This will most likely give rise to pressure to heavily prune / fell the Oak, which would be detrimental to the visual amenity and wooded character of this part of the Eastcote Village Conservation Area. A second amenity space (roof terrace) is also proposed, however no details have been submitted.

For the reasons given above, this scheme is considered unacceptable in terms of the Saved Policy BE38 of the UDP.

Councilor Bruce Baker: Requests that this application is determined by the Planning Committee.

## **7. MAIN PLANNING ISSUES**

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

The first floor extension is considered to result in a significant increase in the bulk and scale of the original building to its detriment. The existing building does not contain any features of architectural merit, and it is acknowledged that the proposed development would not be visible from Joel Street and High Road Eastcote, which lie to the north east and south east, respectively. Furthermore, the applicant has advised that the proposed

extension has been designed to be in keeping with the existing building. However, it is considered that, by reason of the overall bulk, scale, and design, the proposed development would fail to harmonise with the appearance of the original building. The resultant building would appear bulky and out of context with the immediate surroundings and as such, would detract from the character and appearance of the Eastcote Village Conservation Area, contrary to policies BE4 and BE15 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore, and a minimum of 21m overlooking distance should be maintained.

The nearest residential properties are 19 and 20 Sutton Close, and 6-10 and 13-14 Kaduna Close. All these properties are over 30m from the proposed development. This distance is sufficient to ensure that the proposal would not represent a visually intrusive and overdominant form of development when viewed from the habitable room windows of those properties or harm the residential amenities of those properties through overlooking and loss of privacy.

Of importance however, is whether a satisfactory residential environment can be achieved for the future occupiers of the proposed flats. The proposed units would be located above the health centre restaurant, which from the comments of the objectors can be quite disruptive. However, residential units above commercial units are not uncommon and, subject to appropriate soundproofing, it is considered that any noise from the restaurant can be mitigated.

The adjoining tennis courts have floodlighting directly on the site boundary. The floodlighting benefits from planning permission and serves an outdoor sporting facility, the loss of the tennis court would be contrary to planning policy. The floodlighting is clearly not designed to prevent light spillage into the area proposed for the first floor flats. It is considered that the potential amenity of the occupiers of one of the flats would be unacceptably impacted upon by the operation of the existing tennis courts with particular reference to floodlighting.

Concerns have also been raised regarding the impact of the proposal on the operation of Eastcote Tennis Club and the clubhouse itself. The windows facing the clubhouse would provide natural light to non-habitable rooms and as such can be fitted with obscure glass to prevent overlooking onto that building, should planning permission be granted. Furthermore, the tennis courts are adjacent to the gardens of residential properties of 1-5 and 6-10 Kaduna Close, and Joel Street, with its associated traffic noise. It is considered unlikely that the proposed flats would generate a significant increase in noise and disturbance over and above the existing noise from surrounding activities.

It is therefore considered that the proposal would not provide a satisfactory residential environment for the future occupiers of the proposed flats. The proposal would not comply with policies BE20, BE21, BE24 and OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.9 and 4.12 of the Hillingdon

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

The internal size of the proposed units would meet the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts which recommends 63sq.m for two bedroom houses, in accordance with London Plan policy 4B.1.

With regard to amenity space, paragraph 4.16 of the Hillingdon Design & Accessibility Statement: Residential Layouts sets out the criteria for assessing the type and quality of amenity space provision and paragraph 4.17 advises that some 25sq.m of private amenity space should be provided for each 2 bedroom flat.

The proposal involves to provision of two separate private amenity spaces. Whilst the rooftop amenity space is considered to meet the criteria set out at paragraph 4.16, the proposed outdoor space, adjacent to the car parking spaces is neither private or convenient in terms of access for the future occupiers of the proposed flats. The proposed rooftop amenity space would provide some 35sq.m of private amenity space and this is below what is considered adequate to meet the needs of future occupiers. As such, the proposal fails to provide an adequate amount of private amenity space for future occupiers, contrary to policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

The proposed house would not lead to a significant increase in traffic generation given its proposed use and location within a residential area. As such, the proposal would comply with policy AM2 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

As advised by the Council's Highway Engineer, the application site is used for leisure activities including a restaurant and currently benefiting from thirty car parking spaces located at the rear and side of the existing building. Fourteen car parking spaces are reserved for guests using the tennis club and a total of sixteen are used for other uses associated with the leisure centre.

Of those 16 spaces, 2 would be reallocated for the proposed flats and 4 cycle parking spaces have also been provided. This level of provision is considered to be sufficient to meet the Council's parking standards and sufficient spaces would be retained for the existing uses. As such, it is considered that the proposal is unlikely to result in an increase in on street demand for parking, and would meet sustainability objectives, in accordance with policies AM7(ii), AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), paragraph 4.33 of the Hillingdon Design & Accessibility Statement: Residential Layouts, and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

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

The London Plan Policy 3A.5 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards.

The Council's Access Officer has advised that given that the property as it stands provides no lift access to the first floor, the proposed development would not lend itself to Lifetime Homes Standards compliance and no requirement should be imposed on the developer in this regard. However, the submitted plans show a lift to the first floor.

The proposed units are therefore capable of meeting some of these standards, subject to an appropriate condition, should planning permission be granted.

#### **7.12 Disabled access**

This is addressed above.

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

There are several Oak trees to the rear of the Imada site, however the proposed extension would be some distance from these trees.

The Trees & Landscape Office has advised that the amenity space to the rear of the building would be adjacent to / under dense belt of trees including a very large Oak, along the river Pinn and will, therefore, be severely affected by shade and dominated by the trees, particularly the Oak. This is considered to put undue pressure to heavily prune / fell the Oak, which would be detrimental to the visual amenity and wooded character of this part of the Eastcote Village Conservation Area.

It is therefore considered that the proposal would likely impact upon the stability and longevity of those trees which make a positive contribution to the character and visual amenities of the Eastcote Village Conservation Area, contrary to policies BE4, BE13 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

Refuse facilities have not been provided however, this could be secured by way of a suitable planning condition, in accordance with policy BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.40 of the Hillingdon Design & Accessibility Statement: Residential Layout.

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

The third party comments have been addressed in the report.

#### **7.20 Planning Obligations**

The proposed units would result in a net increase of 7 habitable rooms and therefore would fall within the threshold for seeking a contribution towards school places in the Eastcote and East Ruislip Ward. However, given that the proposed development does not accord with the abovementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), a refusal on this ground is recommended to safeguard the Council's position should an appeal be lodged.

### **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'.

## **10. CONCLUSION**

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

## **11. Reference Documents**

London Plan 2008

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

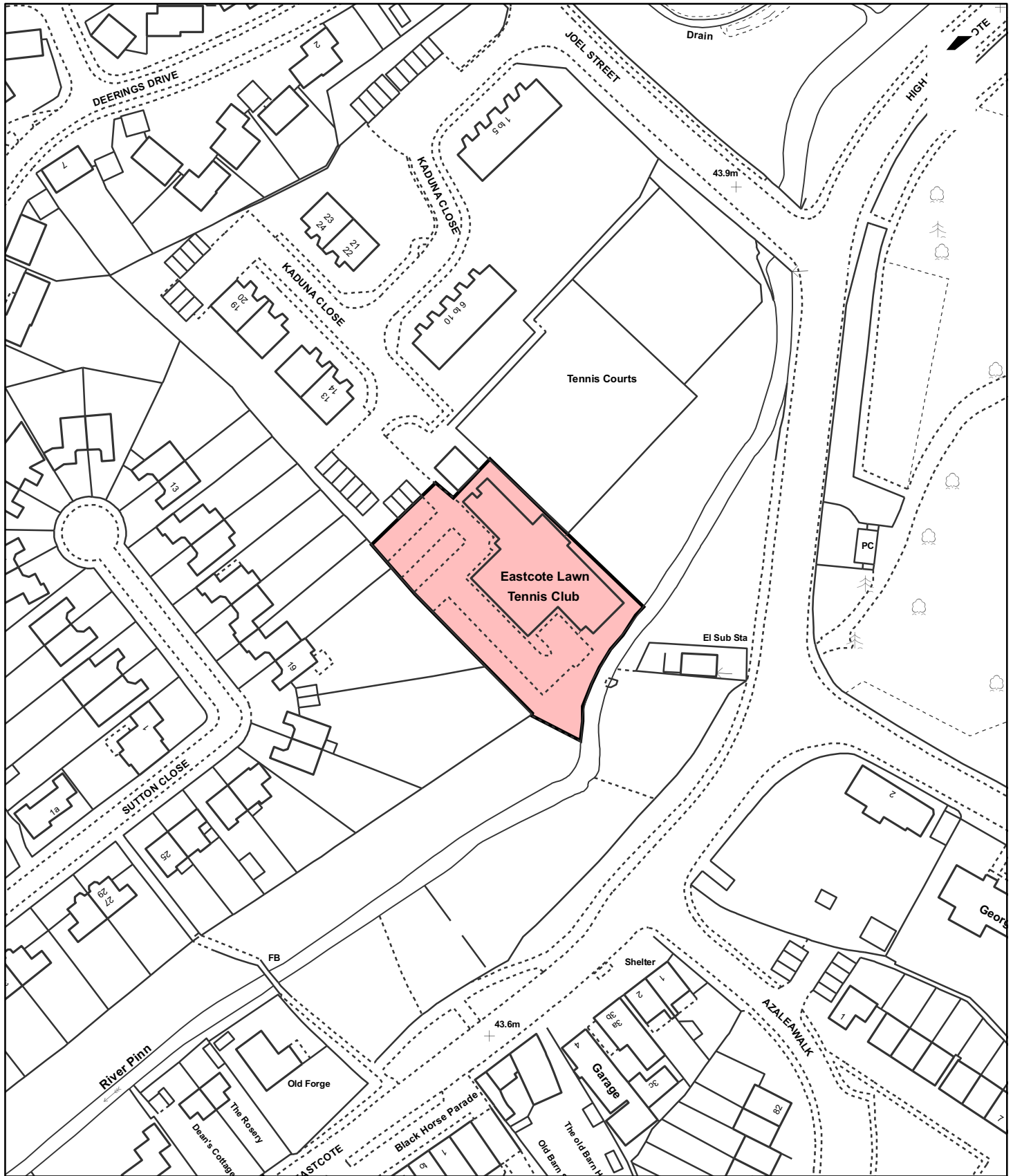
Hillingdon Design & Accessibility Statement: Residential Layouts

Hillingdon Design & Accessibility Statement: Accessible Hillingdon


Lifetime Homes Standards

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Imada, 12 Kaduna Close Eastcote</b>	
Planning Application Ref:	Scale
<b>52580/APP/2010/2293</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 56	<b>April 2011</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



HILLINGDON

LONDON

## Report of the Head of Planning & Enforcement Services

**Address** LAND FORMING PART OF 26A WINDMILL HILL RUISLIP

**Development:** Two storey 3 x bed detached dwelling with associated parking and amenity space and installation of vehicular crossover to front of No 26a

**LBH Ref Nos:** 67242/APP/2011/145

**Drawing Nos:** 2 - Proposed Layout Plan  
Photographs  
1:1250 Site Location Plan  
Design & Access Statement  
3 - Proposed Elevations & Floor Plans  
Photographs  
Pre development Tree Survey  
2a - Proposed Parking Layout for no 26a  
1 - Existing Layout Plan

**Date Plans Received:** 24/01/2011      **Date(s) of Amendment(s):** 24/01/2011

**Date Application Valid:** 21/02/2011      15/02/2011  
21/02/2011

### 1. SUMMARY

Planning Policy Statement (PPS) 3:Housing (Nov 2006), Paragraph 13, states that Design which is inappropriate in its context, or fails to take the opportunity available for improving the character and quality of an area and the way it functions should not be accepted.

The proposal is for a two storey detached house that would be set adjacent the existing property No 26 Windmill Hill. In design terms, the development would appear as a standalone property, however, due to its siting and proximity, it is considered the proposal would result in a development which would appear cramped and out of context in relation to the surrounding design and pattern of existing residential development, resulting in a detrimental impact on the visual amenities of the wider area. Furthermore, due to the inadequate separation distances shown and the lack of ground floor WC facilities, the lack of outlook afforded to bedroom No 3, the proposal is not considered to provide satisfactory amenities for future occupiers of that property. In addition, due to the inconsistent drawings and lack of information provided, it is considered the application has failed to demonstrate that the development will safeguard the protected ash tree and other trees situated close by.

The development is estimated to give rise to children of primary, secondary and 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 and 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).

It is therefore considered the proposal would represent an over development of the site to the detriment of the protected Ash tree, the visual amenities of the street scene and the wider area. As such, the proposal is considered contrary to; adopted Policies in the

Hillingdon Unitary Development Plan Saved Policies (September 2007); advice contained the HDAS Supplementary Planning Document: Residential Layouts and Extensions; the Council's Accessible Hillingdon SPD January 2010; and the London Plan (2008).

The application is recommended for REFUSAL

## **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 proposal is therefore detrimental to the visual amenity of the surrounding area contrary to Policies BE13, BE19 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan (Consolidated with Alterations since 2004), Planning Policy Statement 3: Housing (June 2010), and guidance with The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).

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

The proposal by reason of the size, bulk, design, siting and site coverage would result in a form of development which would be unduly 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, BE19, and BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's HDAS (SPD) Residential Layouts .

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

The proposed development by reason of its siting and proximity to the adjacent properties at Nos. 26a Windmill Hill and 33 West Hatch Manor, would result in a form of development which would not provide satisfactory amenities for future occupiers, in that there would be unacceptable overlooking of the private amenity space for the new dwelling. The proposal is therefore contrary to Policies BE23 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the HDAS Supplementary Planning Document: Residential Layouts, July 2006.

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

Due to the lack of WC facilities provided at ground floor level the proposal would fail to comply with lifetime homes standards and is therefore contrary to the Council's Supplementary Planning Document: Accessible Hillingdon (January 2010), and to Policies 3A.5, 4B.3 and 4B.5 of the London Plan (February 2008).

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

The proposal, due to the lack of outlook afforded to bedroom No. 3, is considered to result in an oppressive environment to that room. As such the proposal would fail to provide a satisfactory residential environment for future occupiers, contrary to advice contained within the Council's Supplementary Planning Document HDAS Residential Layouts, and to Policies 4B.3 of the London Plan (2008).



**6 NON2 Non Standard reason for refusal**

In the absence of an arboricultural method statement and tree protection plan in accordance with BS5827: 2005, the application has failed to demonstrate that the development will safeguard the protected Ash tree (which due to inaccuracies in the submitted plans would be approximately 1m closer to the proposed building) and other trees situated close by, and further fails to demonstrate protection for long-term retention of these trees. The proposal is therefore contrary to Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**7 NON2 Non Standard reason for refusal**

The development is estimated to give rise to children of primary, secondary and 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 and 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).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	'Residential Developments'
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice

LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

### 3

It appears there are a number of inaccuracies with the submitted plans, which are outlined as follows -

- The depth of the proposed dwelling shown on the site layout plan is 8m, whereas the floor plans show a depth of 9.2m.
- The garage projection is shown at 2m on the floor plans and on the east elevation it is 2.4m.
- The inset front entrance area is shown as 1.5m wide on the floor plans whereas on the North Elevation it is shown at 1.2m.
- The bay window is shown as 3.7m wide on the floor plans and is set 0.8m away from the front door, whereas the North Elevation is shown at 4m wide and is shown abutting the inset doorway detail.

The onus is on the applicant to provide full and accurate details in order that the proposal can be properly assessed. Any further applications should address this issue.

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site is located on the western side of Windmill Hill, some 25m to the north of its junction with West Hatch Manor, at a point where the road divides to form a central grassed island which acts as an elongated roundabout at the junction of Windmill Hill with West Hatch Manor and Old Hatch Manor Roads. The site currently forms approximately 20m depth of the rearmost part of the garden to 26a Windmill Hill and contains a detached garage. No. 26a Windmill Hill is a detached gable end house with low side eaves with half dormer windows. This is an established residential area which predominantly comprises similar detached properties of varying design. The site is located towards the top of a hill which does allow views out between the buildings towards the surrounding areas. This and neighbouring gardens contain a number of trees, one of which, an Ash on the boundary of the adjoining rear garden at No 33 West Hatch Manor is protected by Tree Preservation Order No 678.

The site lies within the 'developed area' 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 two storey, 3-bedroom detached dwelling with a hipped roof in the rear garden area of 26a Windmill Hill Drive and set adjacent to No 26 Windmill Hill Drive.

It appears there are a number of inaccuracies with the submitted plans, which are outlined as follows -

- The depth of the proposed dwelling shown on the site layout plan is 8m, whereas the floor plans show a depth of 9.2m.
- The width of the dwelling is 9.8m on the layout plan, this is shown as the same on the floor plans.

- The garage projection is shown at 2m on the floor plans and on the east elevation it is 2.4m.
- The inset front entrance area is shown as 1.5m wide on the floor plans whereas on the North Elevation it is shown at 1.2m.
- The bay window is shown as 3.7m wide on the floor plans and is set 0.8m away from the front door, whereas the North Elevation is shown at 4m wide and is shown abutting the inset doorway detail.

### 3.3 Relevant Planning History

#### Comment on Relevant Planning History

Application 41245/A/89/1934, granted in April 1990, relates to an infill property (in the form of a chalet bungalow), known as 28a Windmill Hill. As such, this was granted and constructed before currently adopted guidance and the length of the plot was longer than that of the current application.

### 4. Planning Policies and Standards

Supplementary Planning Guidance: Educational Facilities  
 Planning Policy Statement 3: Housing (June 2010)  
 The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).  
 The London Plan Policy 3A.4 - Accessible Developments  
 The London Plan Policy 4B.3 - Residential Densities

#### UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- |          |   |
|----------|---|
| BE13     | New development must harmonise with the existing street scene.  |
| BE19     | New development must improve or complement the character of the area.   |
| BE20     | Daylight and sunlight considerations.   |
| BE21     | Siting, bulk and proximity of new buildings/extensions.   |
| BE22     | Residential extensions/buildings of two or more storeys.  |
| BE23     | Requires the provision of adequate amenity space.   |
| BE24     | Requires new development to ensure adequate levels of privacy to neighbours.  |
| BE38     | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| R17      | Use of planning obligations to supplement the provision of recreation, leisure and community facilities                   |
| AM7      | Consideration of traffic generated by proposed developments.  |
| AM14     | New development and car parking standards.  |
| HDAS     | 'Residential Developments'  |
| LPP 3A.5 | London Plan Policy 3A.5 - Housing Choice  |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction.  |
| LPP 4B.1 | London Plan Policy 4B.1 - Design principles for a compact city.   |
| LPP 4B.5 | London Plan Policy 4B.5 - Creating an inclusive environment.  |

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Cllr Catherine Dann - I support the objectors and ask that their comments are taken into account when the report is written and when making the decision.

9 neighbours and interested parties were consulted, 4 individual responses have been received and a petition of 23 signatures have been received, that made the following comments;

1. The TPO tree in our garden is not represented correctly on the plans, either in size or position. The crown is bigger than as shown. Nothing should be allowed to endanger its present condition or appearance.
2. The proposal would result in overdevelopment of the site.
3. The building would not be in line with the rear of 26 Windmill Hill, which has already been developed to the maximum allowed by the Borough. The building line of 26a Windmill Hill cannot be used as it runs in line with West Hatch Manor.
4. Highways - The integral garage protrudes more on the elevations than the floor plans - this would have an impact on the remaining area for parking. Due to existing highway conditions, any development should require vehicles to enter and exit the site in a forward gear - it is difficult to see how this could be achieved.
5. Windows - The proposed arrangement for bedroom 3 is unacceptable and if approved - a condition should be applied to prevent additional windows being placed in either the south or west elevations.
6. The dwelling would be out of character with the existing dwellings and wider street scene.
7. Back garden development would set an undesirable precedent.
8. The plans are inaccurate.
9. Three parking spaces are shown in addition to the garage, making a total of four, there does not seem space on the site for this.
10. The development entails piling in an area prone to subsidence with the structural risk to adjacent properties which is unacceptable.
11. The applicant has recently extended No. 26 and it now looks completely out of character with the rest of the street.
12. Building on the site would result in complete mayhem on this busy area.
13. He is only interested in profit. No 26 still lies empty after renovation, he will probably do the same with this site.

Thames Water -

Waste Comments - Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to

the existing sewerage system.

Water Comments - With regard to water supply, this comes within the area covered by the Veolia Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

### **Internal Consultees**

Tree/Landscape Officer - The site is adjacent to TPO 678.

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (on-site)?: There is a Silver Birch close to the boundary with 33 West Hatch Manor, however it is a low value tree (dying back and affected by ivy) and does not constrain the development.

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (off-site)?: There is a large Ash (protected by TPO 678), a small Lawson Cypress and a Horse Chestnut adjacent to the site (and very close to the proposed dwelling). The Ash is a high value tree and significantly contributes to the arboreal character of the area; there is a high risk that its roots and overhanging branches will be damaged by construction-related activity. The submitted tree report recognises the high amenity value of the protected Ash, however it does not provide a specific method statement / tree protection plan that makes provision for its protection and long-term retention.

Scope for new planting?: A landscaping scheme showing new planting should be submitted to support the application.

Does scheme conform to HDAS?: In total, it appears that three extra (on-site) parking spaces are proposed as part of the scheme (one added to the existing dwelling, and two to the proposed dwelling). It is not clear from the layout plans whether or not the scheme will conform to HDAS (at least 25% of the front gardens to be soft landscaped).

Does scheme conform to SUDS?: It is not clear which materials are to be used for the parking areas. All proposed materials must comply with SUDS.

### **Recommendations:**

- A specific arboricultural method statement (AMS) and tree protection plan (in accordance with BS 5827:2005), should be provided to show how the scheme will make provision for the protection and long-term retention of the protected Ash tree (and other trees situated close by). The AMS should detail how the roots and the crown (overhanging branches) of the tree/s will be protected during development.
- After advice has been sought from a structural engineer (part 6.4 of the tree report), specific details of the proposed dwelling's foundations should also be provided.
- A landscaping scheme should be submitted to show soft landscaping / new planting; and also how the scheme conforms to HDAS and SUDS guidelines

Conclusion (in terms of Saved Policy BE38): Not acceptable because the scheme does not make provision for the protection and long-term retention of the protected Ash tree close to the site, nor provision for landscaping.

Please re-consult on receipt of the requested information (however please note, if this information is provided, it may still be that the scheme remains unacceptable in tree terms).

Highway Engineer; No comments received

Director of Education; a contribution of £10,885 towards education provision in the Eastcote and East Ruislip ward would be sought.

Waste strategy Section; I would make the following comments on the above application regarding waste management. The plan does not appear to show that a space has been allocated for the storage of waste. However, 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 designated as a Developed Area within the Hillingdon Unitary Development Plan Saved Policies (September 2007). Residential activities are considered appropriate within Developed Areas and thus the principle of residential development is acceptable, 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 same.

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.

Notably, 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 rear garden area to provide a 2-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. This part of Windmill Hill is on high ground, and the adjoining grassed roundabout and layout and undeveloped gaps between the houses gives the area an open and spacious character. The undeveloped gaps allow long distance views through to outlying areas, allowing trees and shrubs to be glimpsed in the rear gardens of surrounding properties. The new house would add to the built up appearance of this part of Windmill Hill, closing an existing gap and restricting views, which would be detrimental to the open character of this part of Windmill Hill. The new house would also be likely to threaten a protected Ash tree (discussed below). It is therefore considered that the scheme would be detrimental to the contribution that the rear garden and adjoining trees make in terms of the local context and character of the area.

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 3 should be within the ranges of 35-65 u/ha and 150-200 hr/ha. The proposed density for the site would be approximately 238 habitable rooms per hectare (hrpha), which is above the suggested London Plan thresholds. Therefore, it is considered a cramped environment would result, failing to comply with the intentions of Policy 4B.3 of the London Plan (2008).

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

Not applicable - the application does not affect any of these designations

**7.04 Airport safeguarding**

Not applicable the site is not within an airport safeguarding area.

**7.05 Impact on the green belt**

Not applicable the site is not within or adjacent to the Green Belt.

**7.06 Environmental Impact**

Not applicable

**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 following important considerations; 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 houses and bungalows. With regard to the layout, the house would be set back from the front building line of the adjoining properties to the north, to provide a staggered relationship with the side elevation of No 26a Windmill Hill. The development would maintain an adequate gap to the side boundary so as to prevent a terracing effect, thereby complying with Policy BE22 of the UDP Saved Policies (September 2007). However, the SPD; Residential Layouts (2006), Section 5.11 states the form and type of development should be largely determined by its townscape context, and that it should relate to the scale and form of their surroundings. It is considered, this proposal relates to a two storey development, that would fill an existing open vista in the otherwise built up area, furthermore, the design of the proposal with the shallow roof pitch, projecting single storey flat roof element to the front and awkward fenestration arrangement, would fail to make any reference to its surroundings, appearing out of context in relation to the same.

Consequently, it is considered that the development would have an adverse impact on the local distinctiveness of the area in terms of design, 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 in relation to loss of light, outlook, or over-domination to the adjoining occupiers, Sections 4.9 of the SPD: New 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. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. The application would comply with this advice as there would be no properties situated directly to the rear of the proposal, and whilst the development would be situated to the rear of No. 26a, a distance of 15m between two storey development would be maintained.

It is considered that the proposal would not cause an unacceptable loss of light or outlook to adjoining occupiers. The proposed two storey dwelling would be sited on the north side of No 26a and due to the separation distances involved, would be at such a distance that there would be no adverse impact to this property. With regard to No. 26, the proposal would be sited on the south side of this property, and set 2.5m away from the shared boundary. However, this property (No 26) has been substantially extended and therefore the rear building line of this new dwelling would not compromise a 45 degree line of site taken from the rear windows of this property. With regard to any shadow that would be cast by the proposal, whilst some shadow would be cast on this neighbouring properties rear garden (No 26), in the morning time, this would pass by midday and due to the minimal areas that would be affected it is not considered enough to warrant the refusal of planning permission on these grounds alone. The proposal therefore would accord with policies BE20, and BE21 of the UDP Saved Policies (September 2007).

With regard to any loss of privacy resulting from this proposal, there would be no windows in the flank walls of the development and in relation to the rear elevation there would be no first floor windows that would provide vantage. Any possible loss of privacy by the ground floor rear facing windows could be dealt with by a screen fence condition and therefore, subject to appropriate safeguarding conditions it is not considered a material loss of privacy would arise. Therefore the proposal is considered to 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 over 110m<sup>2</sup>. The SPD states the minimum amount of floor space required for a 3-bedroom, two storey house would be 81m<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 3 bed house should have a minimum garden space of 60m<sup>2</sup>. The proposal would result in areas of approximately 85m<sup>2</sup> left for the existing property and 90m<sup>2</sup> for the proposed dwelling. However, it is noted, due to the inaccuracies in the submitted plans, the footprint would be an additional 1m further back (than as shown on the layout plan) and therefore the main garden area for the new dwelling would be situated to the side of the property. Section 4.16, sub paragraph 2, states, areas that are closely overlooked by habitable rooms of adjoining properties will not be included in the calculation of private useable garden space, as would be the case in this instance by the existing properties at 26a Windmill Hill and 33 West Hatch Manor overlooking the proposed dwellings amenity area, and due to the two storey nature of these existing developments, a screening condition would not overcome this issue. As such the proposal would not comply with Policy BE23 of the UDP Saved Policies (September 2007) and the SPD: Residential Layouts.

#### **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 approved 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 does not show ground floor WC facilities. As such, the development would fail to comply with lifetime homes standards and to Part M of Building Regulations. Therefore, the proposal is considered to fail 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 the proposal does not meet the threshold to require the provision of this type of housing.

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

The Council's Trees and Landscape Officer has been consulted and has commented that the site is adjacent to Tree Preservation Order 678 which protects an Ash tree. The Silver Birch close to the boundary with 33 West Hatch Manor is a low value tree (dying back and affected by ivy) and does not constrain the development. There is a small Lawson Cypress and a Horse Chestnut adjacent to the site (and very close to the proposed dwelling). The Ash is a high value tree and significantly contributes to the arboreal character of the area; there is a high risk that its roots and overhanging branches will be damaged by construction-related activity. The submitted tree report recognises the high amenity value of the protected Ash, however it does not provide a specific method statement / tree protection plan that makes provision for its protection and long-term retention.

Therefore the application is not acceptable because the scheme does not make provision for the protection and long-term retention of the protected Ash tree close to the site.

It is further considered due to the inaccuracies in the submitted plans the proposed development could be 1m closer to the protected Ash tree than as shown on the proposed layout plan. As such, even if the proposed dwelling was able to be constructed without damaging the crown and root area of this tree, due to its close proximity to the resulting dwelling, it is considered there would be undue pressure to either fell or regularly reduce the spread of this tree, due to the conflict that would result between the overall health and vitality of the tree and to the amenities of future occupiers of that dwelling, by way of shadow, leaf drop, and damage from branches brushing against the property.

As such, the proposal is considered to fail 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 that if the application had of been recommended for approval, these matters could be dealt with by way of a condition.

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

Due to the roof light window shown for bedroom No. 3, it is considered this room would not provide an outlook and as such could result in an oppressive environment for future occupiers. Therefore, it is not considered adequate residential amenity would be provided to all habitable rooms and as such the proposal would fail to comply with advice in the SPD: New Residential Layouts: Section 4.9 and Policy 4A.3 of the London Plan (2008).

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

The site is not within a flood zone and no other drainage issues have been raised.

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

Not applicable to this application

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

With regard to point 10 the structural issues of the development would be considered at Building Control stage and under the Party Wall Act. Points 11 and 13 would not be material considerations of this application. With regard to point 12 - It is inevitable that any construction period will result in a certain level of disruption however this would be controlled by other legislation such as Environmental Protection Legislation. The remaining points are addressed in the full report.

#### **7.20 Planning Obligations**

Presently S106 contributions for education are sought for developments if the net gain of habitable rooms exceeds six. The proposal would involve the creation of 6 rooms and as such a contribution of £10,885 would be sought towards educational provision in the Eastcote and East Ruislip Ward for primary, secondary and post-16 education. As this contribution has not yet been secured the proposal would fail to comply with Policy R17 of the UDP Saved Policies (September 2007).

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

Not applicable in this instance

#### **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**

As there are no S106 or enforcement issues involved (given the recommendation is to refuse), the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

## **10. CONCLUSION**

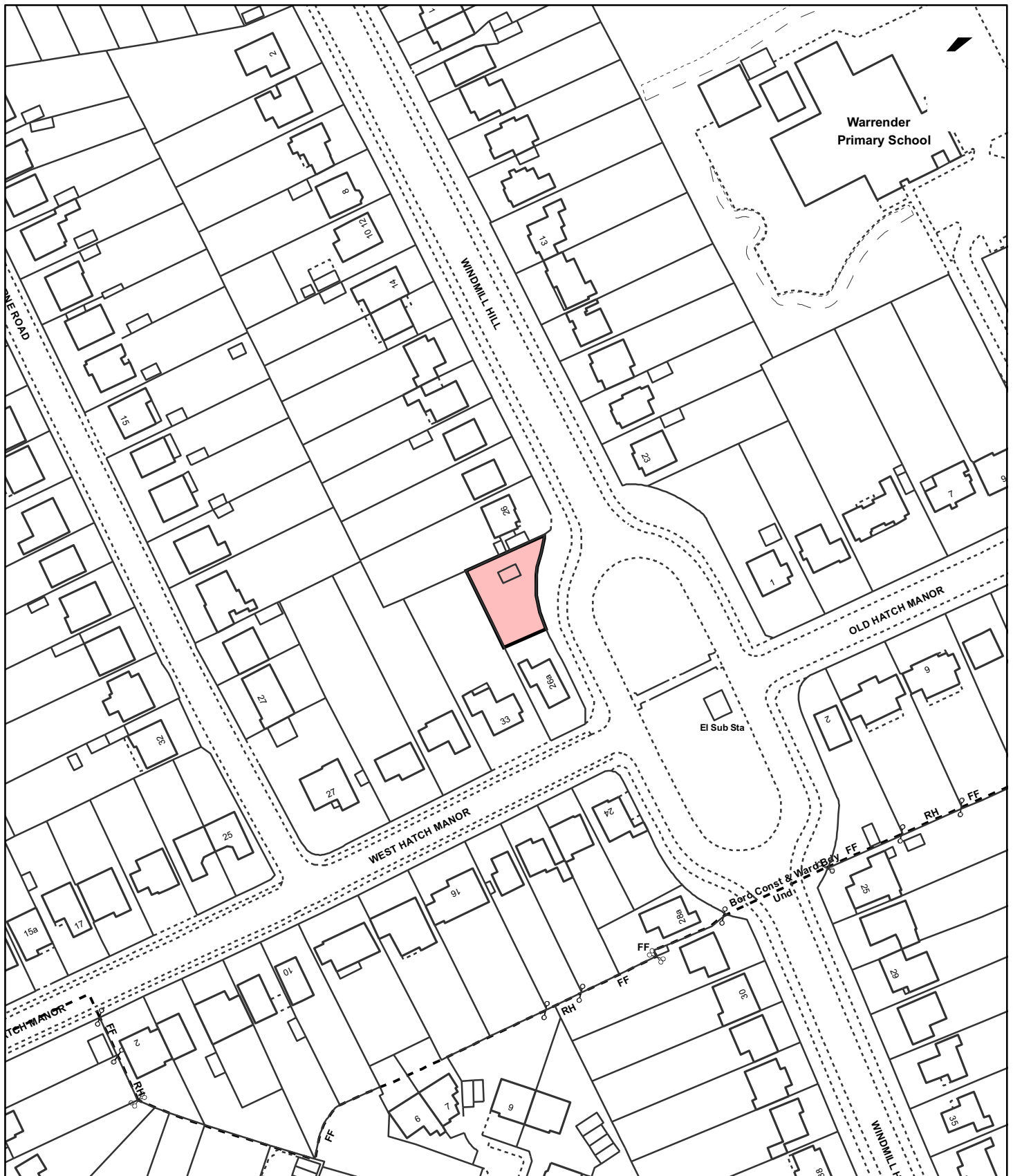
The proposal, due to the impact a residential dwelling of this design, in this location, would have on the established pattern of residential development and historical character of the existing locality, would be considered to result in an out of keeping and therefore an obtrusive feature in this street scene, to the detriment of the character of the area. Furthermore, it is not considered the long term health and vitality of the protected Ash tree would be maintained or that adequate amenities would be provided for future occupiers of that dwelling, due to the lack of private amenity area, ground floor WC facilities and outlook for bedroom No 3. As such, the proposal is considered contrary to policies in the Hillingdon Unitary Development Plan Saved Policies (September 2007), HDAS: New Residential Layouts: July 2006, and The London Plan (2008).

## **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies (September 2007)  
HDAS: New Residential Layouts: July 2006  
The London Plan (2008)  
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

**Land forming part of  
26A Windmill Hill  
Ruislip**

Planning Application Ref:  
**67242/APP/2011/145**

Planning Committee  
**North** Page 71

Scale  
**1:1,250**

Date  
**April 2011**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& 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** 37 KEWFERRY ROAD NORTHWOOD  
**Development:** Erection of a front porch (Retrospective application.)  
**LBH Ref Nos:** 29369/APP/2011/155  
**Drawing Nos:** 11-0001/04  
1:1250 Location Plan

**Date Plans Received:** 24/01/2011      **Date(s) of Amendment(s):**  
**Date Application Valid:** 24/01/2011

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a substantial two storey detached dwelling located on the corner of Kewferry Drive and Langton Grove.

#### 1.2 Proposed Scheme

Planning permission is sought to retain a recently constructed front porch to the property. The porch projects approximately 1 metre from the front main wall of the property and has a pitched roof with an overall height of 3.65 metres. It is constructed of brickwork, render and tiles to match those used in the existing building.

#### 1.3 Relevant Planning History

29369/APP/2009/946      Kirtlands, 37/39 Kewferry Road Northwood

Change of use from (Class C2) Elderly Care Home to (Class C3) single family dwelling and alteration to front porch and ground floor window to side (Part retrospective application).

**Decision Date:** 23-07-2009      Approved      **Appeal:**

29369/APP/2011/156      37 Kewferry Road Northwood

Boundary wall to front/side (Part retrospective application.)

**Decision Date:**      **Appeal:**

29369/APP/2011/208      37 Kewferry Road Northwood

Details in compliance with conditions 6 (boundary treatment), 7 (parking arrangements) and 8 (landscape scheme) of planning permission ref: 29369/APP/2009/946 dated 23/07/2009; Change of use from (Class C2) Elderly Care Home to (Class C3) single family dwelling and alteration to front porch and ground floor window to side (Part retrospective application).

**Decision Date:**

**Appeal:**

### **Comment on Planning History**

Planning permission was granted on 23 July 2009 for the change of use of the property from (Class C2) elderly care home to (Class C3) single family dwelling

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

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

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

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

### EXTERNAL CONSULTEES

21 neighbouring occupiers, including Northwood and Northwood Hills Residents Associations were notified of the application. No replies have been received.

## **4. 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.

Part 2 Policies:

BE15 Alterations and extensions to existing buildings

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

## **5. MAIN PLANNING ISSUES**

### IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) states 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 porch projects approximately 1 metre from the front main wall of the property and has a pitched roof with an overall height of 3.65 metres. It is constructed of brickwork, render and tiles to match those used in the existing building. 37 Kewferry Road is a large detached property and the modestly sized porch is considered to be of an appropriate scale and design. It is considered to be sympathetically related to the existing dwelling and neighbouring dwellings in Kewferry Road and is therefore in compliance with UDP Policy BE13.

The application is retrospective, but this should not in itself influence the Committee's decision, which should be based on the merits of the development. In this case the porch accords with UDP policy and as such its retention is considered to be acceptable, accordingly approval is recommended.

## 6. RECOMMENDATION

**APPROVAL subject to the following:**

### 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.**  

BE15	Alterations and extensions to existing buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- 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.

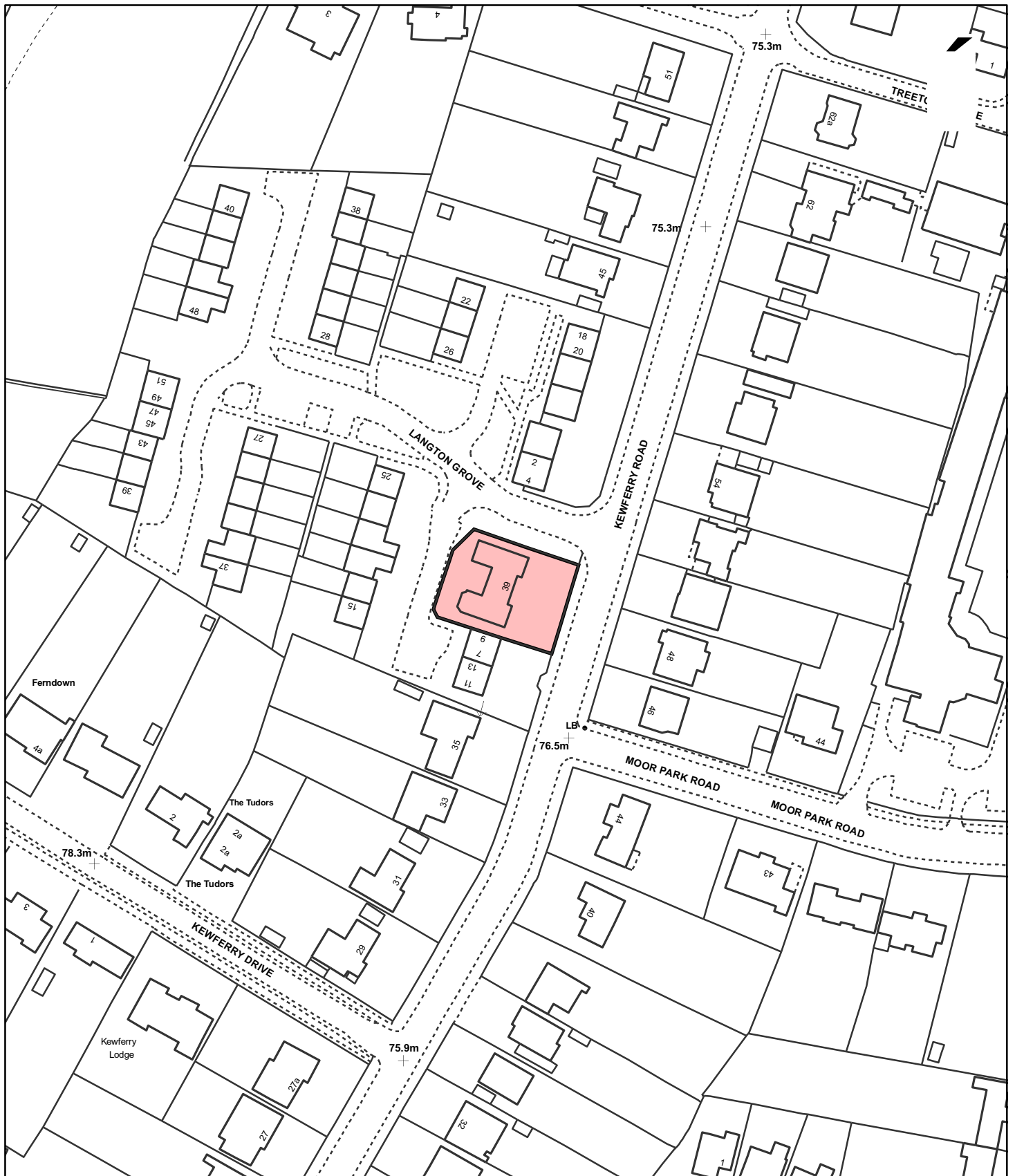
D) No bonfires that create dark smoke or nuisance to local residents.

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:** Mark Smith

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address	
<b>37 Kewferry Road Northwood</b>	
Planning Application Ref:	Scale
<b>29369/APP/2011/155</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 78	<b>April 2011</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



HILLINGDON

LONDON

## Report of the Head of Planning & Enforcement Services

**Address** 37 KEWFERRY ROAD NORTHWOOD  
**Development:** Boundary wall to front/side (Part retrospective application.)  
**LBH Ref Nos:** 29369/APP/2011/156  
**Drawing Nos:** 11-001/03  
1:1250 Location Plan

**Date Plans Received:** 24/01/2011      **Date(s) of Amendment(s):**  
**Date Application Valid:** 24/01/2011

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a substantial two storey detached dwelling located on the corner of Kewferry Drive and Langton Grove.

#### 1.2 Proposed Scheme

Planning permission is sought to retain a recently constructed front/side boundary wall at the property abutting Kewferry Road and Langton Drive. The wall is constructed in 225mm facing brickwork to a height of approximately 1m with 440mm wide brick piers to a height of 1.7m spaced 2.27m apart with decorative railings between piers. The wall incorporates two vehicular entrances utilising existing crossovers to Kewferry Road and Langton Drive.

#### 1.3 Relevant Planning History

29369/APP/2009/946      Kirtlands, 37/39 Kewferry Road Northwood

Change of use from (Class C2) Elderly Care Home to (Class C3) single family dwelling and alteration to front porch and ground floor window to side (Part retrospective application).

**Decision Date:** 23-07-2009      Approved      **Appeal:**

29369/APP/2011/155      37 Kewferry Road Northwood

Erection of a front porch (Retrospective application.)

**Decision Date:**      **Appeal:**

29369/APP/2011/208      37 Kewferry Road Northwood

Details in compliance with conditions 6 (boundary treatment), 7 (parking arrangements) and 8 (landscape scheme) of planning permission ref: 29369/APP/2009/946 dated 23/07/2009; Change of use from (Class C2) Elderly Care Home to (Class C3) single family dwelling and alteration to front porch and ground floor window to side (Part retrospective application).

**Decision Date:****Appeal:****Comment on Planning History**

Planning permission was granted on 23 July 2009 for the change of use of the property from (Class C2) elderly care home to (Class C3) single family dwelling

**2. Advertisement and Site Notice**

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

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

**3. Comments on Public Consultations****EXTERNAL CONSULTEES**

21 neighbouring occupiers, including Northwood and Northwood Hills Residents Associations were notified of the application. 3 replies have been received raising the following objections:

1. The wall is oversized and fails to harmonise with the existing boundary fencing in the street. Kewferry Road has distinct architectural features and the wall is out of place in this road.
2. Danger to traffic and pedestrians. The vehicular access at the junction with Langton Grove is hazardous to traffic entering and leaving Langton Grove.
3. Application is retrospective and structural work has been completed.
4. Development involves the provision of a new vehicular access at the junction of Kewferry Road and Langton Grove.
5. Two trees have been felled and laurel bushes have been removed to facilitate the construction of the wall. These appear to have been within the public highway.

A reply has been received from the Northwood Residents Association commenting as follows:

'The dropped kerb at the junction with Langton Grove is six feet wide whereas the one at the legitimate vehicular entrance is twelve feet wide. Any motor car using the Langton Grove entrance would impose weight upon kerb and pavement stones with the risk of damage thereto. Even whilst most cars are less than six feet in width, the angle at which the drive would usually be approached would require a wider dropped kerb to avoid damage to vehicle suspension and the pavement.

If the owner cannot be compelled to change the wall to a pedestrian gate I suggest the installation of bollards would prevent motor vehicles using that entrance.'

**OFFICER COMMENTS**

1. The impact of the wall on the street scene in Kewferry Road is dealt with in the body of the report.
2. and 4. The issue of highway and pedestrian safety is dealt with in the body of the report.
3. Whilst the application is retrospective, it must be considered on its individual merits.
5. Condition 8 of planning permission ref. 29369/APP/2009/946 for the change of use of the property to a single family dwelling requires a landscaping scheme for the site to be

submitted to and approved in writing by the Local Planning Authority. A scheme has been submitted and is currently under consideration. The erection of the wall does not prejudice the implementation of a satisfactory landscaping scheme for the front garden area in compliance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INTERNAL CONSULTEES

HIGHWAY ENGINEER

Objects on the grounds that the vehicular entrance at the junction of Kewferry Drive and Langton Drive is prejudicial to highway and pedestrian safety.

#### **4. 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.

Part 2 Policies:

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.

AM7 Consideration of traffic generated by proposed developments.

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

IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Planning Authority considers it desirable to retain or enhance.

The front boundary treatment on this part of Kewferry Drive generally comprises hedges or low walls, some with piers, with hedges behind. The wall is significantly higher than other front boundary walls in Kewferry Road and is considered to be unduly intrusive and visually dominant in the street scene. Whilst its visual impact could be softened by the planting of a hedge to the rear, it is still considered that the size of the wall, and in particular its height, is out of keeping with the character of the street scene in Kewferry Road. Accordingly the scheme fails to comply with Policy BE13 and it is recommended that planning permission be refused for this reason.

TREES AND LANDSCAPING

Condition 8 of planning permission ref. 29369/APP/2009/946 for the change of use of the property to a single family dwelling requires a landscaping scheme for the site to be

submitted to and approved in writing by the Local Planning Authority. A scheme has been submitted and is currently under consideration. The erection of the wall does not prejudice the implementation of a satisfactory landscaping scheme for the front garden area in compliance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## PEDESTRIAN SAFETY

The front boundary wall allows for the provision of a carriage drive to the front of the property with one of the vehicular entrances located on the bellmouth at the junction of Kewferry Drive and Langton Grove. Whilst there is a pavement crossover at this point, this was constructed by the Council to provide pedestrian access across the junction particularly for people in wheelchairs and using pushchairs. The Highway Engineer is concerned that the provision of a vehicular entrance at this point would prejudice highway and pedestrian safety. In this regard Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) states, amongst other things, that the Local Planning Authority will not grant permission for developments whose traffic generation is likely to prejudice the free flow of traffic or conditions of general highway or pedestrian safety. Accordingly it is recommended that planning permission also be refused for this reason.

## 6. RECOMMENDATION

### REFUSAL for the following reasons:

**1 NON2 Unduly intrusive and visually dominant**

The wall, by reason of its size and siting and in particular its height is unduly intrusive and visually dominant in the street scene and therefore fails to accord with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**2 NON2 Detrimental to highway and pedestrian safety**

The proposed vehicular entrance at the junction of Kewferry Road and Langton Drive would be detrimental to highway and pedestrian safety and therefore fails to accord with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## INFORMATIVES

### Standard Informatives

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



(prohibition of discrimination).

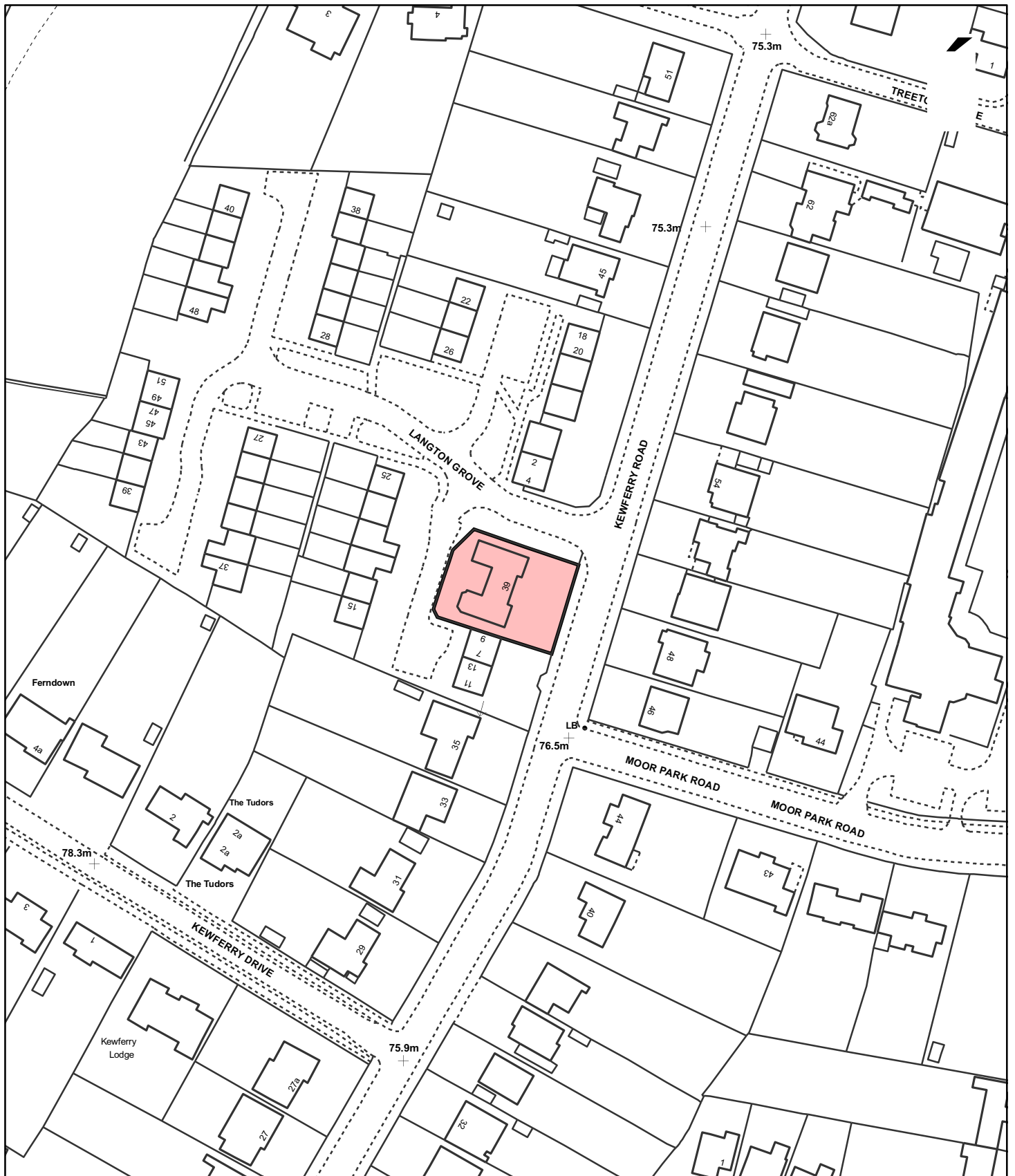
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

**Policy No.**

- |      |   |
|------|---|
| 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. |
| AM7  | Consideration of traffic generated by proposed developments.  |

**Contact Officer:** Mark Smith

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**37 Kewferry Road  
Northwood**

Planning Application Ref:  
**29369/APP/2011/156**

Planning Committee  
**North** Page 84

Scale  
**1:1,250**

Date  
**April 2011**

**LONDON BOROUGH  
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**Planning,  
Environment, Education  
& Community Services**

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** LAND OPPOSITE 144 JOEL STREET NORTHWOOD

**Development:** Replacement of existing 15m high mobile phone mast with a 17.5m high mast with 3 no. antennas, replacement of one equipment cabinet and installation of one new equipment cabinet

**LBH Ref Nos:** 58424/APP/2011/494

**Drawing Nos:** Design and Access Statement  
Site Specific Supplementary Information  
Cornerstone: Supporting Technical Information for o2 & Vodafone  
100 ISSUE A  
200 ISSUE A  
201 ISSUE A  
300 ISSUE A  
301 ISSUE A  
Mono Consultants Limited Letter dated 24/02/2011

**Date Plans Received:** 25/02/2011                      **Date(s) of Amendment(s):**

**Date Application Valid:** 25/02/2011

### 1. SUMMARY

This application has been submitted on behalf of O2 and Vodafone for a proposed replacement 17.5m high monopole design mobile phone mast and an ancillary equipment cabinet, which would accommodate antennas for both operators.

Vodafone and O2 have formed a strategic partnership to share mobile assets within the UK and across Europe. Therefore the organisations are seeking to work together to build new sites jointly and to consolidate the number of base stations required through sharing, which is in accordance with Government policy.

The proposed installation is required in order to provide improved signal quality and 2G and 3G coverage to the surrounding area. The applicant has searched the desired coverage area and concluded that there are no other more suitable locations available. In support of the application Vodafone have supplied technical details of their search/coverage area plans and justification for their site selection.

Whilst, the proposed installation would be clearly visible within the street scene and the adjoining Green Belt, it is not considered that the additional 2.5 meters in height over the existing monopole that it would replace or the presence of a proposed additional cabinet set against the hedge to the rear of the footway would justify a reason for refusal on visual amenity grounds. The proposal is considered to comply with relevant UDP policy and guidance within PPG8: Telecommunications. Accordingly, it is recommended that the application is approved.

### 2. RECOMMENDATION

**APPROVAL** subject to the following:

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

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

**REASON**

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

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

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

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 NONSC Non Standard Condition**

The replacement mast and equipment cabinet should be painted to match the finish on the existing mast and cabinets at the site, with anti-graffiti paint applied to the cabinet

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

The decision to APPROVE details of siting and design 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 APPROVE details of siting and design 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.

OL5	Development proposals adjacent to the Green Belt
BE37	Telecommunications developments - siting and design
BE13	New development must harmonise with the existing street scene.

**3. CONSIDERATIONS**

**3.1 Site and Locality**

The site comprises an existing 15 metre high monopole phone mast with two existing equipment cabinets situated either side of the monopole at the rear of the footway on the east side of Joel Street. Residential properties front the site on the east side of Joel Street and allotments exist to the east (to the rear) of the site. A hedge in excess of 2.3 metres provides a boundary between the footpath and the adjacent allotment gardens. The site falls within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), and lies immediately adjacent to Green Belt land to the east.

### **3.2 Proposed Scheme**

The applications seeks to replace the existing 15 metre monopole with a 17.5m complete with 3 antennas for 02 at 14.13m high and 3 antennas for Vodaphone at 15.53 high contained within a shroud rising to 17.5 metres with an additional associated equipment cabinet and ancillary development thereto located alongside the 2 existing equipment cabinets.

The ancillary cabinet would be 1.85m high, 1.45m wide and 0.8m deep. The existing monopole is approximately 300mm in diameter.

The proposed monopole would be 400mm in diameter at the base, with a shroud thickening between 9.5m from the ground to 17.5m from the ground to a 500mm approximate diameter.

The application follows the landlord of Vodaphone's existing installation at Grant and Stone Ltd Builders Merchants, Joel Street serving a notice to remove their equipment from the site. The applicant states the proposed upgrade is to enable both operators to continue to meet the predicted increases of usage in the local area.

### **3.3 Relevant Planning History**

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

58424/APP/2003/1230 Installation of a 12.5m high telecommunications mast with equipment cabinet (Consultation under schedule 2, Part 24 of the Town and Country Planning (General Permitted Development (Amendment) (England) Order 2001) - Prior approval required APPROVED 03/07/2003

58424/APP/2005/1894 Replacement of an existing 12.5m high telecommunications mast with 15m high monopole mobile phone mast equipment cabinet. APPROVED on Appeal 07/04/2006

The 2005 application (58424/APP/2005/1894) was refused by Hillingdon on grounds the proposed development by reason of its siting and design would result in an incongruous and visually obtrusive form of development which would be out of keeping with the visual character of the adjoining street scene and surrounding area and detrimental to the residential amenities of surrounding properties. The proposal is therefore contrary to Policies Pt1.11, BE13, BE37 OL5 and 0E1 of the Hillingdon Development Plan. It would also be directly visible from the adjoining Green Belt and would injure the visual amenities of the Green Belt.

The Decision was overturned on Appeal under Part 24 of Schedule 2 of the Town and Country (general Permitted Development) Order 1995. The inspector noted some

residents expressed strong opinion about the appearance of the existing mast. Having acknowledged these concerns the Inspector concluded that there is a need for the equipment, accepted the applicants' case that there is no alternative site available and did not deem the increased height and thickness of the replacement mast would result in material harm to the area.

The Inspector also noted that the additional equipment cabinet would be set against the backdrop of the hedge and would not in his view appear intrusive.

It is considered notwithstanding the further increase in the height of the proposed mast and the proposed addition of a third equipment cabinet set against the hedge the Inspector's reasoning is material and relevant to this current application.

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

The application has been assessed against policy BE37 of the Unitary Development Plan and Planning Policy Guidance Note 8: Telecommunications. Both seek to find solutions, which minimise the impact of telecommunications development on the appearance of the surrounding area. Policy OL5 of the Unitary Development Plan, which seeks to protect the Green Belt from inappropriate development is also relevant given the site's proximity to the Green Belt.

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

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

Part 1 Policies:

PT1.37 To facilitate the development and transport interchange facilities and rail and road improvements at Hayes Hub, which promote competitiveness, economic regeneration and environmental quality of the Hayes/West Drayton Corridor.

Part 2 Policies:

OL5 Development proposals adjacent to the Green Belt

BE37 Telecommunications developments - siting and design

BE13 New development must harmonise with the existing street scene.

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

**5.1 Advertisement Expiry Date:- 31st March 2011**

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

#### **6. Consultations**

##### **External Consultees**

A site notice was displayed. Consultation letters were sent to the owner/occupiers of 83 local properties including the Poors Field Allotment Officer. In addition the Northwood Hills Residents' Association were consulted.

To date 3 letters were received in response to the consultation, all objecting and raising the following concerns:

- (i) The proximity of the site to a school,
- (ii) The potential health risks to people including children and old people,
- (iii) The existing mast is an eyesore and a blot on the landscape and this will only make matters worse,
- (iv) No other structures or trees of this height in the area, thus only emphasising the height of the mast,
- (v) Why the need for another mast, there are others in the area?,
- (vi) The new cabinets would attract vandalism, as do the existing cabinets on the site,
- (vii) The height and colour of the mast is obtrusive, no attempt to camouflage it,
- (viii) No evidence in the application of other alternative locations investigated and why they are deemed unsuitable,
- (ix) A car hitting the mast could cause a fatality,
- (x) No consideration given of the collective emissions from all the antennae on the site, and
- (xi) Errors within the application making reference to coverage in Peterborough and to Pinner Street as oppose to Joel Street.

### **Internal Consultees**

HIGHWAY ENGINEER: There is no objection on the highways aspect of this application.

## **7. MAIN PLANNING ISSUES**

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

Planning Policy Guidance Note 8: Telecommunications and Policy BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) are supportive of telecommunications development providing the visual impact is minimised. In particular they seek to minimise the visual impact of telecommunications antennas by locating them at less sensitive locations, including existing telecommunications sites before considering alternative and often more visually obtrusive options.

The application follows the requirement for Vodafone to vacate an existing site of a mast at Grant and Stone Ltd, Joel Street. The applicant states other options were identified and investigated, however concluded as there is an existing installation on the site it appeared the most optimum solution for the area and it would negate the need for an additional installation elsewhere in the vicinity.

Government guidance supports the avoidance of proliferation of sites and the sharing of masts between operators. Given the existence of the existing telecommunications equipment on this location and in light of the Inspector's previous appeal decision on the site it is not considered that a 2.5m increase in the height of the mast could justify a refusal on grounds of its detrimental impact to the adjoining Green Belt on visual grounds.

The applicant has searched the local area and concluded that there are no other more suitable locations available. In support of the application O2 have supplied copies of technical details of their search/coverage area plans and justification for their site selection.

The proposal is consistent with advice in Policy BE37 of the Unitary Development Plan and Planning Policy Guidance Note 8 and visual impacts are considered to be minor.

Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

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

Not applicable to this application.

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

The proposed installation is not located in an a conservation area or an Area of Special Local Charatacter, where more restrictive criteria are applicable.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Policy OL5 seeks to protect the Green Belt from development that would be adjacent to or conspicuous from the Green Belt in order to preserve its openness and visual amenity. Whilst a telecommunications installation would not usually be considered an acceptable form of development within or immediately adjacent to the Green Belt, the presence of an existing installation within the Green Belt at the nearby Builders Yard on Joel Street, which is to be removed need to be considered.

Whilst the mast would be visible from surrounding views, it would be seen in the context of the existing equipment. The replacement mast would be of a broadly similar size and design to the existing mast, albeit wider in diameter towards the top it is not considered that a 2.5m increase in height would have a significant impact on the character or appearance of the area or the openness and visual amenity of the surrounding Green Belt. As such, it is not considered that refusal could be justified on Green Belt grounds.

#### **7.06 Environmental Impact**

The applicant has provided details that the installation is designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionising Radiation Protection (ICNIRIP) scheme.

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

At 17.5m high the proposed mast would be taller than the immediately surrounding buildings, trees and nearby street lights. The mast would be 2.5 metre higher and slightly more bulkier in diameter than the existing mast and therefore more visually intrusive and visible from further distances away from the site. The applicant states they have investigated other alternative sites within the surrounding area and concluded that this site is optimum by avoiding, in accordance with government guidance on masts, the unnecessary avoidance of the proliferation of mast sites within an area.

Officers previous searches for more appropriate alternative locations which were considered to be less prominent than this site, were previously dismissed by the applicant and the Planning Inspector within the 2005 appeal decision.

Whilst the proposed pole is 2.5m higher and thicker than the existing pole and clearly will be visible within the street scene, given the lack of more appropriate alternative sites within the surrounding area, and in light of the Inspector's previous appeal decision, it is not considered the additional height, variation in design and presence of an additional equipment cabinet set against the hedge would provide sufficient reason to justify a refusal on grounds of the additional visual intrusion upon the character of the street scene or adjoining Green Belt.

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

The nearest residential properties are located 23 metes away on the opposite side of Joel Street. The existing mast is already visible from the front windows of the properties opposite. There are 3 schools within 500m of the site. In the context of the existing mast



on the site, and in light of the Inspector's previous decision on a 15m mast on the site, it is not considered that the proposed replacement mast 2.5 higher than the existing cabinet would have a significant additional impact on the residential amenity of nearby properties.

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

Not applicable to this application.

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

The proposed additional cabinet would be located at the back of the footway in line with the two existing cabinets and given the width of the footway at this point is not considered will impact upon pedestrian or highway safety.

A concern has been raised concerning the risk to surrounding residents of a vehicle hitting the mast, given the proximity of surrounding houses. However, it is not considered that a 2.5m increase in height to an existing 15m high mast would not increase the risk of a fatality to an individual within a neighbouring property when these are located 23m from the mast.

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

The telecommunications installation is proposed by O2 UK Ltd in order to provide the local area with future 2G and 3G coverage, including video coverage, by means of three O2 antennas on the mast and three Vodafone antenna on the mast.

The design approach adopted is to permit two operators to have coverage to the surrounding area, thereby minimising overall impact to the area. This approach accords with PPG8. The slight thickening of the pole compared to the existing pole, with the shroud detail proposed towards the top of the monopole and the increase in height to increase coverage is not considered to adequately alter the visual appearance of the proposed mast in a detrimental manner to justify a refusal on design grounds.

#### **7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

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

The scheme involving the replacement of one monopole with another and the provision of an additional cabinet is not considered to have any lasting adverse impact upon any trees, landscaping or existing hedging.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Points i-v, vii, ix and x have been dealt with in the body of the report.

As regards Point vi, should the application be approved, a condition is proposed in respect

of application of anti-graffiti paint.

In terms of Point viii, consideration of other sites by the applicant is contained within the Design and Access Statement and the Site Specific Supplementary Information.

As regards Point xi, the errors in the application are noted. The applicant has been notified by the Council. However it is not consider the errors materially alter the consideration of the scheme.

#### **7.20 Planning Obligations**

Not applicable to this application.

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

Not applicable to this application.

#### **7.22 Other Issues**

HEALTH: In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

#### **RESPONSE TO NEIGHBOURS CONCERNS:**

Points i-v, vii, ix, x - dealt with elsewhere in the body of the report.

Point vi - Should the application be approved, a condition is proposed in respect of application of anti-graffiti paint.

Point viii - Consideration of other sites by the applicant is contained within the Design and Access Statement and the Site Specific Supplementary Information.

Point xi - The errors in the application are noted. The applicant has been notified by the Council. However it is not consider the errors materially alter the consideration of the scheme.

### **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**

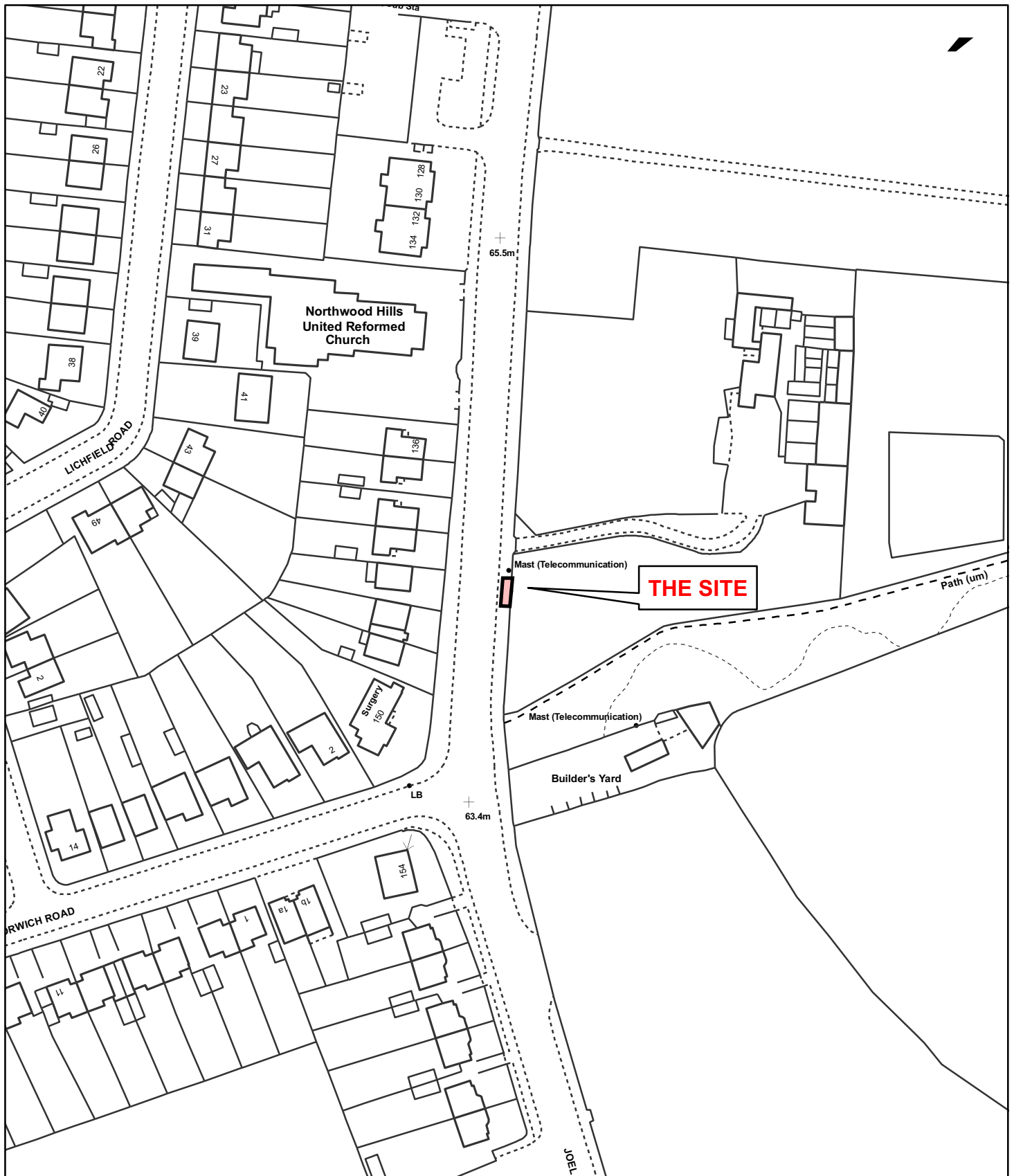
Whilst, the proposed replacement monopole would be clearly more visible within the street scene and the surrounding vicinity, officers do not consider the additional 2.5m in height and other variations in the design of the monopole or the proposed addition of an equipment cabinet provide sufficient material justification to refuse the application upon visual amenity grounds. Following a search by the applicant of other sites and the proposal by avoiding the requirement to locate new telecommunications masts on new sites in the area complies with government guidance. The proposal is therefore considered to comply with Policies Pt11, OI5, BE13 and BE37 of the Unitary Development Plan Saved Policies September 2007 and government guidance within PPG8: Telecommunications. Accordingly, it is recommended that the application is approved, subject to the relevant conditions.

## **11. Reference Documents**

Hillingdon Unitary Development plan Saved Policies September 2007  
PPG8: Telecommunications

**Contact Officer:** Gareth Gwynne

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land opposite  
144 Joel Street  
Northwood**

Planning Application Ref:  
**58424/APP/2011/494**

Planning Committee  
**North** Page 94

Scale  
**1:1,250**

Date  
**April 2011**

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

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** MCKENZIE HOUSE BURY STREET RUISLIP

**Development:** Erection of replacement warehouse and alteration to existing parking layout (involving demolition of existing warehouse).

**LBH Ref Nos:** 19033/APP/2010/1088

**Drawing Nos:** Design Statement, dated January 2011  
Ecological Appraisal, April 2010  
Arboricultural Report  
Phase 1 Flood Risk Assessment Report, December 2010  
Interpretive Report on Ground Investigation, dated April 2008  
2706/1 REV A  
2706/2 REV A  
2706/3 REV A

**Date Plans Received:** 13/05/2010                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 24/01/2011

### 1. SUMMARY

The scheme is for a replacement warehouse at the rear of existing buildings on a commercial site to the east of Bury Street. The building would have a slightly larger footprint, height and bulk. It is considered that it would present a satisfactory appearance in the context of the surrounding commercial buildings. With the amendment made to the building on the side of the building facing residential properties on Dell Farm Road, it would now have an acceptable impact upon these properties. There are many constraints on site involving the adjoining Ruislip Woods SSSI, contamination over a major aquifer and flood risk, but it is considered that these could all be ameliorated with the recommended conditions. The scheme is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

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

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

#### REASON

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

#### 2 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 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 OM19 Construction Management Plan**

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

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

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

**REASON**

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

**5 HLC5 Industrial and Commercial Development**

The premises shall not be used except between 08:00 hours and 18:00 hours Mondays to Fridays, between 08:00 hours and 13:00 hours on Saturdays and at no time on Sundays and Bank Holidays.

**REASON**

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

**6 N12 Air extraction system - noise and odour**

No air extraction system shall be used on the premises until a scheme for the control of

noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented before the development is occupied/the use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

#### REASON

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

#### **7 H16 Cycle Storage - details to be submitted**

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for 10 bicycles and internal shower facilities 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).

#### **8 NONSC Non Standard Condition**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (Ambiental, December 2010) and the following mitigation measures detailed within the FRA:

1. Under floor voids up to 1 metre above ground level.
2. Identification and provision of safe route(s) into and out of the site to an approved safe haven.

#### REASON

To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to ensure safe access and egress from and to the site, in accordance with PPS25 and Policy OE7 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **9 NONSC Non Standard Condition**

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing, by the Local Planning Authority:

- 1) A preliminary risk assessment which has identified:
  - \* All previous uses
  - \* Potential contaminants associated with those uses
  - \* A conceptual model of the site indicating sources, pathways and receptors
  - \* Potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

#### REASON

To protect groundwater and surface water quality, in accordance with Policy 4A.17 of the London Plan (February 2008) and PPS25.

#### **10 NONSC Non Standard Condition**

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

#### REASON

To protect ground water and surface water quality, in accordance with 4A.17 of the London Plan (February 2008) and PPS25.

#### **11 NONSC Non Standard Condition**

Prior to the occupation of the development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plans to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

#### REASON

To protect ground water and surface water quality, in accordance with 4A.17 of the London Plan (February 2008) and PPS25.

#### **12 NONSC Non Standard Condition**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.



#### REASON

To protect ground water quality as piling/foundations can cause vertical migration of contaminants by their construction and presence, in accordance with 4A.17 of the London Plan (February 2008) and PPS25.

#### **13 NONSC Non Standard Condition**

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

#### REASON

To protect groundwater and surface water quality within a Source Protection Zone 1, where only clean roof drainage can discharge to infiltration systems and no infiltration system drainage system can be constructed in land affected by contamination, in accordance with Policy 4A.17 of the London Plan (February 2008) and PPS25.

#### **14 TL1 Existing Trees - Survey**

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) 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 impact of the proposed development on existing trees and vegetation and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **15 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 or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with

BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 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.

### **16 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).

### **17 NONSC Non Standard Condition**

Prior to the commencement of any site clearance or construction work, detailed drawings showing details of the existing and proposed piling/foundations 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 works shall be carried out in strict accordance with the approved details.

#### 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).

### **18 TL21 Tree Protection, Building & Demolition Method Statement**

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

#### REASON

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

**19 DIS1 Facilities for People with Disabilities**

Details of a toilet to meet the needs of people with disabilities shall be submitted to and approved by the Local Planning Authority prior to the commencement of works on site and the works shall be completed in strict accordance with the approved details.

**REASON**

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**20 NONSC Non Standard Condition**

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works. Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

**REASON**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**21 NONSC Non Standard Condition**

Prior to commencement of development a detailed construction method statement shall be submitted to and approved in writing by Local Planning Authority. This statement shall set out the methods to be adopted to reduce the pollution impacts of the development on the adjacent Ruislip Woods Site of Special Scientific Interest. The construction and development works must proceed in accordance with the approved statement.

**REASON**

To minimise the impacts on an important biodiversity feature in accordance with Policies EC1 and EC3 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**22 NONSC Non Standard Condition**

Prior to commencement of development, details of ecological enhancement and management plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall incorporate the recommendations made within the supporting ecological appraisal to enhance biodiversity on the site as well as setting mitigation measures for the long term protection of the SSSI such as lighting (to mitigate harm to

bats) and pollution control (to minimise harm to the SSSI). The development must be completed in accordance with the approved details.

**REASON**

To maximise the opportunities for wildlife in accordance with Policies EC1, EC2, EC3 and EC5 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and PPS9.

**23 NONSC Non Standard Condition**

Prior to commencement of development a scheme for the reduction of carbon dioxide will be submitted to and approved by the Local Planning Authority. The applicant should aim to maximise the reduction in CO2 emissions through a combination of renewable technology and improved building performance. The development must proceed in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.

**REASON**

To comply with the broad aims of Policies 4A.1 and 4A.7 of the London Plan (February 2008).

**24 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 and the ecological interest of the adjoining Ruislip Woods Site of Special Scientific Interest, in accordance with Policies BE13 and EC2 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

PPS1	Delivering Sustainable Development
PPS4	Planning for Sustainable Economic Growth
PPS9	Biodiversity and Geological Conservation
PPS22	Renewable Energy
PPS23	Planning and Pollution Control
PPS25	Development & Flood Risk
PPG24	Planning and Noise
OL5	Development proposals adjacent to the Green Belt
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
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.
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.
BE25	Modernisation and improvement of industrial and business areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
LE1	Proposals for industry, warehousing and business development
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LP	London Plan (February 2008)
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

### **3            I1                    Building to Approved Drawing**

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

### **4            I3                    Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as -

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

**5            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.

**6            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).

**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            145                    Discharge of Conditions**

Your attention is drawn to condition(s) 4, 7, 9, 11, 14, 16, 17, 18, 19, 20, 21, 22 and 23 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of

this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

## **9**

You are advised that in order to comply with condition 9, the submitted Interpretative Report on Ground Investigation at Bury Wharf, Ruislip, prepared by Structural Soils Ltd dated April 2008, Report No. 721149 does not mention that the minor aquifer lies over a major aquifer and that groundwater in the major aquifer is designated Inner Source Protection Zone 1 here. The submitted report should be reviewed and updated so that it reflects current legislation and good practice guidance. It should also be revised to consider the new proposed development and the risks it may pose to controlled waters.

The 2008 ground investigation identified contamination and recommended further site investigation which the Environment Agency agree is necessary. Further investigation must include groundwater monitoring and the contaminant analysis suite should include phenolic compounds.

## **10**

In order to comply with condition 12, you are advised to follow the risk management framework provided in the Environment Agency's guidance for 'Piling into Contaminated Sites' and also refer to the document: 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention'.

## **11**

In order to comply with Condition 13, any drainage system and infiltration techniques must be protective of the groundwater and be in line with the Environment Agency's: 'Groundwater Protection: policy and practice (GP3)'.

## **12**

The Environment Agency advise that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to the Environment Agency Guiding Principles for Land Contamination Reports for the type of information that the Environment Agency require in order to assess risks to controlled waters from the site.
3. Refer to the Environment Agency's website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) for more information.

The recovery, treatment and disposal or re-use of contaminated soils and groundwater is regulated by waste legislation and requires an Environmental Permit.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

It is recommended that developers should refer to the Environment Agency's position statement on the Definition of Waste: Development Industry Code of Practice.

### **13**

Please be advised that the siting of the existing warehouse shown on Drw. No. 2706/1 Rev. A is not particularly accurate and should not be relied upon to place the proposed warehouse building.

### **14**

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

With regard to water supply, this comes within the area covered by the Veolia Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site is situated on the eastern side of Bury Street, some 60m to the south of its junction with Reservoir Road and forms part of a larger office and warehouse development located off a private service road accessed from Bury Street. The 0.45 hectare site is of irregular shape and comprises a two storey office building known as McKenzie House which fronts Bury Street and a linked warehouse/laboratory building which extends along the southern side of the access road, with an older detached warehouse building at the rear of the site. Sharing the access to the north are predominantly three storey office buildings known as Cardinal House and Bellway House.

Adjoining the southern boundary of the site at the front of the site is a building occupied by Majestic Wine and to the rear, adjoining the warehouse buildings is Park Wood, which forms part of a larger National Nature Reserve and is also a Site of Special Scientific Interest. This also wraps around the Majestic Wine building to provide a wooded frontage onto Bury Street. At the rear of the site are terraced houses and flats which front onto Dell Farm Road. Beyond these is the embankment supporting the Ruislip Lido Reservoir. The application site forms part of the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and is also covered by TPO 530.



### 3.2 Proposed Scheme

The proposed warehouse building would replace the older warehouse building with a footprint of approximately 385m<sup>2</sup> (providing 787m<sup>2</sup> of floor space on two floors) at the rear of the site with a 560m<sup>2</sup> building, with an attached pallet store adding a further 40m<sup>2</sup> of floor space. The proposed building would be approximately 30.1m wide by 18.5m deep and be attached to the newer warehouse/laboratory building on site. It would have a shallow pitched ridged roof with an average eaves height of 7.1m on the front (north west) elevation, increasing to 8.1m at the rear due to the changing levels and a ridge height (as measured from the front) of 10.1m, approximately 800mm higher than the ridge roof of the attached warehouse/laboratory building. The height of the building would step down by 1.7m over a 6m width adjoining the residential properties at its north western end. Amended plans have also been received which show the stepped down element of the building set back by 3.3m from its front elevation. Immediately adjoining this residential boundary would be the single storey pallet store sited centrally on the building's flank which would be 13.2m deep, a maximum of 3.2m wide and 2.4m high to the top of its flat roof (as viewed from the front (3m high as measured from the rear).

The building would have a brick ground floor with brown plastic coated cladding on the first floor and a profiled steel sheet roof to match the existing building. Two service doors are located in the front elevation.

Other buildings on the site comprise the retained warehouse - 1,264m<sup>2</sup>, front offices, canteen and toilets - 336m<sup>2</sup> and laboratory - 160m<sup>2</sup>.

The car parking layout at the front of the warehouse building would provide a total of 9 car parking spaces, one of which would be a disabled person space.

A number of reports have been submitted with the application, namely,-

Design and Access Statement:

This sets out the context for the proposal. It advises that the applicant, a pharmaceutical company have recently moved from Wembley Park to allow their business to expand. Since occupying the premises, their business has expanded to the point now that additional warehouse facilities are needed as planning applications have been submitted to extend the office facilities. The maximisation of the existing site will enable much needed employment to be created within the borough. It concludes with an assessment of the accessibility of the site.

Ecology Appraisal:

This describes the site and relevant legislation, the appraisal's methodology and its findings. The relevant conclusions are considered at Section 6.0 of this report.

Flood Risk Assessment Report, December 2010:

This advises that the site is within Flood Zone 3a, with a high probability of flooding by the River Pinn and close to the drainage channel of the Ruislip Lido Reservoir. Probability of flooding is assessed and mitigation measures proposed, including secured underground voids beneath the ground floor of the building.

Arboricultural Report:

This assesses surrounding trees, the impact of the proposal and suggests possible mitigation measures to deal with these impacts.

Ground Investigation Report:

This assesses the potential contamination of the underlying ground conditions.

### **3.3 Relevant Planning History**

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

19033/APP/2007/3269 - Erection of a part two storey, part three storey office building (involving demolition of existing warehouse) - Approved 24/01/2008.

19033/APP/2010/533 - Erection of a second floor level for use as B1(b) Research and Development) to existing laboratory/warehouse building, erection of new ground floor canopy and associated parking - Approved 20/05/2010.

19033/APP/2010/534 - Erection of a second floor for use as B1(a) office to existing office building fronting Bury Street and provision of additional parking spaces - Refused on 19/05/2010 due to the lack of a tree survey regarding protected trees at the front of the site.

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

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

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

Part 1 Policies:

- |        |  |
|--------|--|
| PT1.6  | To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations. |
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area.  |
| PT1.12 | To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.   |
| PT1.30 | To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.  |

Part 2 Policies:

- |       |  |
|-------|--|
| PPS1  | Delivering Sustainable Development       |
| PPS4  | Planning for Sustainable Economic Growth |
| PPS9  | Biodiversity and Geological Conservation |
| PPS22 | Renewable Energy                         |

PPS23	Planning and Pollution Control
PPS25	Development & Flood Risk
PPG24	Planning and Noise
OL5	Development proposals adjacent to the Green Belt
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
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.
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.
BE25	Modernisation and improvement of industrial and business areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
LE1	Proposals for industry, warehousing and business development
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LP	London Plan (February 2008)
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:- **25th February 2011**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

EXTERNAL CONSULTEES

30 surrounding properties have been consulted and a site notice has been displayed on site. No

responses have been received.

Dell Farm Residents' Association: No response received.

Ruislip Residents' Association: No response received.

Ickenham Residents' Association: No response received.

#### ENVIRONMENT AGENCY:

The site for the replacement warehouse is partially situated within Flood Zone 3 based upon our national scale mapping. This means that there is a 1% probability that the site will flood in any one year. We usually require compensatory storage on a level for level floor basis as this ensures that the storage comes into effect at the same stage of a flood event. As the redevelopment is only 189 square metres larger than the existing warehouse, we see that the measures detailed in the Flood Risk Assessment are acceptable. There is unlikely to be any increase in flood risk downstream and that with the incorporation of an evacuation plan the development will be safer than the current situation.

The site lies also located over a minor aquifer which lies over a major aquifer and the groundwater in the major aquifer is designated Inner Source Protection Zone 1. This is the most sensitive zone with only a 50 day travel time from any point below the water table to the source. As the groundwater is sensitive to superficial pollution this water quality resource, which is used for public supply, must be protected from contamination.

Due to the constraints above, planning permission should only be granted to the proposed development as submitted if the following 6 planning conditions are imposed set out below (set out as conditions 8 to 13 in the report). Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to this application.

#### NATURAL ENGLAND:

No response received.

#### THAMES WATER:

##### Waste Comments

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

##### Water Comments

With regard to water supply, this comes within the area covered by the Veolia Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

#### **Internal Consultees**

INTERNAL CONSULTTEES

TREE OFFICER:

TPO / Conservation Area: This site is covered by TPO 530, and is also adjacent to Ruislip Woods Site of Special Scientific Interest (SSSI).

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (on-site): There are three Norway Maples situated at the front of the site, which are protected by TPO 530 (T1, T2 and T3). These trees will not be affected by the construction of the proposed warehouse.

Much closer to the proposed warehouse, there appear to be several trees close to the boundary, three small Ash, a Cherry, two Oaks and a Hornbeam (these trees are not protected by the TPO, and several of the smaller trees are to be removed as part of the scheme).

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (off-site): There are three large woodland trees, an Oak, an Ash and a Hornbeam, to the south-east of the site. The trees are high value and contribute to the arboreal / wooded character of the area. The submitted tree report suggests that some of the trees will require cutting back, however the trees are on land managed by the London Borough of Hillingdon (LBH) and are within Ruislip Woods SSSI so permission must be sought from English Nature and the Green Spaces department before any work is carried out to these trees.

The proposed warehouse falls within the root protection area (RPA) of the above-mentioned trees which are close to the site. The submitted tree report has suggested several construction methods that could be used to minimise damage to the adjacent trees, however the report has also highlighted the need for an arboricultural method statement (AMS). A tree protection plan will also be required. Whilst it would be preferable to address these issues at this stage, they can be dealt with by condition.

Recommendations:

\* Given that the trees adjacent to the site could be affected by demolition of the building / foundations, construction-related activity and storage of materials, in accordance with BS5837:2005, a tree protection plan, AMS and details of the proposed foundations should be provided to show how the warehouse will be constructed without damaging the trees (from demolition of the existing warehouse through to construction of the proposed warehouse); where building materials are to be stored; and how the crowns of the adjacent trees will be protected during construction (and if tree surgery work is required, specific details should be provided).

Conclusion (in terms of Saved Policy BE38): Acceptable subject to conditions TL1 (services and levels only), TL2, TL3 (amended to also include a requirement to provide details of existing and proposed foundations, or by a separate and similar condition) and TL21.

HIGHWAY ENGINEER:

No objections, subject to a condition requiring covered and secure cycle parking and shower facilities.

SUSTAINABILITY OFFICER:

Proposal:

Erection of replacement warehouse.

I have no objections to the above development but the following conditions should be attached to any subsequent permission:

Condition

Prior to commencement of development a detailed construction method statement shall be submitted to and approved in writing by Local Planning Authority. This statement shall set out the methods to be adopted to reduce the pollution impacts of the development on the adjacent SSSI. The construction and development works must proceed in accordance with the approved statement.

Reason

To minimise the impacts on an important biodiversity feature in accordance with Policy EC1 of the Unitary Development Plan.

Condition

Prior to commencement of development, an ecological enhancement and management plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall incorporate the recommendations made within the supporting ecological appraisal to enhance biodiversity on the site as well as setting mitigation measures for the long term protection of the SSSI such as lighting (to minimise harm to bats) and pollution control (to minimise harm to the SSSI). The development must be completed in accordance with the approved details.

Reason

To maximise the opportunities for wildlife in accordance with PPS9.

Condition

Prior to commencement of development a scheme for the reduction of carbon dioxide will be submitted to and approved by the Local Planning Authority. The applicant should aim for a 20% reduction in CO2 emissions through a combination of renewable technology and improved building performance. The development must proceed in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.

Reason

To comply with the broad aims of 4A.1 and 4A.7 of the London Plan.

ENVIRONMENTAL PROTECTION OFFICER:

I do not wish to object to this proposal. Should this application be recommended for approval I would wish to see the following conditions applied;

Noise

Suitable hours of use should be applied;

Condition 1

H1 The premises shall not be used outside the following hours;  
- 08:00 hrs and 18:00 hrs on Mondays to Fridays and 08:00 hrs and 13:00 hrs on Saturdays.  
The premises shall be closed on Sundays and Bank Holidays.

Reason: To safeguard the amenity of surrounding areas.

## Condition 2

N12 No air extraction system shall be used on the premises until a scheme which specifies the provisions to be made for the control of noise emanating from the site or to other parts of the building, has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

Reason: To safeguard the amenity of surrounding areas.

I understand separate comments on contaminated land have been sent under separate cover.

Please add the construction times informative;

### Construction Site Informative:

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

(i) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of;

- 0800 and 1800 on Monday to Friday

- 0800 and 1300 on Saturday.

No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228;

(ii) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is the Best Practice Guidance - The control of dust and emissions from construction and demolition, Greater London Authority, November 2006);

(iii) No bonfires on the site shall be allowed to take place at any time.

### ENVIRONMENTAL HEALTH OFFICER (LAND CONTAMINATION):

I refer to your consultation regarding the above application and the contamination investigations submitted with the application.

The submitted details comprise a ground investigation as referenced above. The ground investigation report incorporates the desk study information such as research on the former uses. There is a nearby canal feeder and water drains. The soil is a minor aquifer. The site is shown as 'Works' on the historic maps. The main contaminative use was as a timber yard. This use was for a long period and chemicals for preservation will most likely have been used. I can comment as below.

The report has involved the drawing up of a conceptual model to show the potential contamination issues at the site. This is modified later in the report after the results of the soil and water testing have been considered.

The site investigation has confirmed the presence of contamination. This is from Petroleum Hydrocarbons and a number of individual Polyaromatic Hydrocarbons, 'PAH'. Metals were not identified as a concern given the end use. As regards the petroleum hydrocarbons they are generally in the heavier diesel / lube oil fractions rather than the lighter more toxic compounds such as BTEX. PAH levels are elevated for a number of individual compounds. This hydrocarbon

contamination was found in all of the boreholes and there was some olfactory and soil staining evidence. There are only 4 boreholes with one soil testing sample from each borehole. Therefore the coverage is not extensive. There is also a water sample which has some low levels of hydrocarbon contamination. It is thought by the consultants that perhaps the PAH contamination in the near surface made ground is from a pyrogenic source, and the hydrocarbons in the gravels and water may be from the north as there are potential sources in the area such as garages. The advice of the EA is required on any water issues.

As regards human health the landscaped area of the development is particularly important. This requires a capping of clean soil, 500 mm is recommended. There are no current proposals to remediate the other areas given the hard standing office use. It is not thought by the consultant that vapours are a problem. However no gas or vapour monitoring has been carried out, and given that there is made ground to a variable depth (1 to 2 metres) this should be assessed.

The report submitted is incomplete as the appendices are missing. Therefore we do not have the tables of chemical testing results, borehole logs and a map showing the locations of testing. A full copy should be presented with the Committee report for consideration.

I would advise that the details submitted will support the planning application however there are further details required if a planning permission is given. In particular the area below the demolished building will need to be assessed, a remediation strategy will need to be aged and implemented. Gas will also need to be assessed by a few rounds of gas monitoring and it may be that the drinking water pipes will require protection due to the hydrocarbons in the soil and water.

I would advise adding the condition below to any permission given the past industrial use of the site and results of the initial investigation.

#### Condition

##### L1 Site survey and remediation scheme

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminates from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works.

Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: The Environmental Protection Unit should be consulted when using this condition. The Environment Agency, EA, should be consulted when using this condition. Contaminates may be present in the soil, water (ground/surface) and gas within the land or exist on the surface of the land.

#### WASTE SERVICES:

a) The proposal is for an industrial unit. The occupiers would have to make an arrangement with



either the Council or a licensed waste carrier for the collection of the waste produced from the premises.

b) As the producers of waste from an industrial premises the occupiers have a Duty of Care to contain the waste safely until it is collected by the Council or a licensed waste carrier. They can best comply with this through the use of bulk bins - 1,100 litre or large front end loader 10 cubic yard bins, or possibly skips.

c) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

d) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

#### General Points

i) If the value of the construction project is in excess of £300,000, the Site Waste Management Plans Regulations 2008 apply. This requires a document to be produced which explains how waste arising from the building works will be reused, recycled or otherwise handled. This document needs to be prepared before the building work begins.

j) The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

#### Green Spaces:

It looks as if all of the surveys etc and proposed mitigation for bats have been carried out.

As site is so close to the NNR, have Natural England been consulted?

## **7. MAIN PLANNING ISSUES**

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

There are no in principle objections to this scheme as it is for a replacement warehouse.

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

Not applicable to this application.

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

The application site would not affect any historical listed buildings, archaeological remains or conservation areas or areas of special local character.

### **7.04 Airport safeguarding**

The application is not within a safeguarding zone.

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

Policy OL5 of the saved UDP advises that development adjacent to or conspicuous from the Green Belt would only normally be acceptable if it would not injure the visual amenities of the Green Belt.

The proposed warehouse building would be sited immediately adjacent to the Green Belt boundary. However, in this instance, the building would replace an existing warehouse building with an identical siting in terms of the Green Belt boundary. Although the majority of the building would be some 1.8m taller than the existing building, given the context, sited immediately adjacent to mature woodland, the difference in height would have no material impact upon the openness of the adjoining Green Belt. The proposal is considered to be in compliance with Policy OL5 of the saved UDP.

#### **7.06 Environmental Impact**

This is considered in Section 7.14 below.

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

The proposal would replace an existing warehouse building which is of little architectural merit and somewhat dilapidated and overgrown, giving this part of the site an unkempt appearance.

As such, the proposal, sited at the rear of the site and largely screened by surrounding buildings would have little impact upon the visual amenities of Bury Street.

Although the replacement building would be higher and extend the footprint of the existing warehouse building, and be 800mm higher than the adjoining laboratory/warehouse building, overall, it is considered that the footprint, height, scale and general massing of the proposed warehouse building would be appropriate within the context of the existing business area. The design and materials of the building, would also match the adjoining buildings on site. The proposal would accord with Policy BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

The only neighbouring properties that would be affected by the proposed warehouse building are those located on Dell Farm Road. Design guidance concerning residential development, the spirit and purpose of which is applicable here, suggests that development of two or more storeys should be set back at least 15m from the main frontages of residential buildings.

There are two storey terraced houses which back onto the application site, which have small rear gardens, approximately 7m in depth so that the nearest property, No. 30 has its rear elevation sited just over 11m from the side elevation of the existing warehouse on site, the height of which is comparable to a two storey building. As originally proposed, the warehouse building, at 10.5m, would be moved slightly nearer to this rear elevation but more critically, would have projected forward of the existing warehouse building's footprint so that it would have extended across 3.3m of the width of No. 30's rear garden. Although it is considered that a previous scheme for an office scheme on this site which was approved at the North Committee meeting on the 13th December 2007 (ref. 19033/APP/2007/3269) would have had a greater impact upon these neighbouring properties, this permission is no longer extant. Following concerns raised by officers, amended plans have now been received which set back the first floor of the stepped down element of the building by 3.3m so that the first floor element of the building on the boundary with neighbouring properties would have a similar alignment and height as the existing warehouse building so that its impact upon adjoining properties would not be significantly greater than the current situation. The building would still extend forward at first floor level and increase to its full 7.2m eaves height, but this would be at a distance of

over 9m from the site boundary and 16m from the rear elevation of No. 30 where any impact would be acceptable. The single storey pallet store, at 2.4m high, would not have any significant greater impact than the existing close boarded fence on this boundary and the existing pallet store at the side of the existing warehouse. As such, it is considered that the scheme complies with Policy BE21 of the saved UDP, and complies with the spirit and purpose of the Council's design guidance.

For the above reasons, the scheme would not result in any significant increase in loss of sunlight to neighbouring gardens and no first floor windows are proposed that could result in a loss of privacy to adjoining residential properties. As such, the scheme complies with Policies BE20 and BE24 of the saved UDP.

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

Not applicable to this application.

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

The proposal is for a replacement warehouse extension and the Council's Highway Engineer is satisfied that the proposal would not result in a significant increase in traffic generation.

Currently, there is an existing area of hardstanding at the front of the warehouse building, but this has not been laid out and appears to be used as an area of overspill parking.

The current proposal would formalise the existing situation by laying out a total of 9 off-street parking spaces in this area, one of which would be a disabled person space. A 4.8m by 4.8m shrub bed is also proposed in the corner of the site. The Council's Highway Engineer raises no objections to this car parking provision and proposed layout, although cycle parking spaces and facilities for cyclists need to be controlled by condition. As such, the scheme is considered to comply with Policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

The relevant issues are considered in Section 7.07 above.

#### **7.12 Disabled access**

The Access Officer advises that the scheme is acceptable, providing a condition is added to provide a disabled toilet facility.

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

Not applicable to this application.

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

- Impact on existing trees

The Tree Officer advises that there are three Norway Maples to the front of the on site that are protected by TPO 530 but these would not be affected by the proposal. Much closer to the proposal is the adjoining Ruislip Woods SSSI. Close to this boundary are

three small Ash, a Cherry, two Oaks and a Hornbeam. The three small Ash and mature Hornbeam would be removed as part of this scheme. These trees are Category R and would have little amenity value after 10 years and should be removed in terms of sound arboricultural management. They are no significant in terms of the surrounding woodland and the ecology implications are discussed below. There are more significant trees to the south-east of the site that would need to be pruned. English Nature and Green Spaces approval would be needed for this work.

The submitted tree report suggests various construction methods that could be employed to minimise any damage. The Tree Officer does not raise any objection to the tree loss and works, subject to various recommended conditions, which would include the need for a tree protection plan and an arboricultural method statement. As such, the scheme complies with Policy BE38 of the saved UDP.

- Ecology

Policies EC2, EC3 and EC5 of the saved UDP relate to ecological considerations. PPS9: Biodiversity and Geological Conservation aims to protect and enhance biodiversity. London Plan Policy 3D.14 states that where development is proposed which would affect a site of importance for nature conservation or important species, the approach should be to seek to avoid adverse impact on the species or nature conservation value of the site and if this is not possible, to minimise such impact and seek mitigation of any residual impacts.

The site immediately adjoins Ruislip Woods, which is identified as a SSI, National Nature Reserve and site of Metropolitan Importance for Nature Conservation.

The Ruislip Woods form an extensive example of ancient semi-natural woodland, including some of the largest unbroken blocks that remain in Greater London. A diverse range of Oak and Hornbeam trees are present, with large areas managed on a traditional coppice-with-standards system. The reserve is also unusual in Greater London for the juxtaposition of extensive woodland with other semi-natural habitats, notably acidic grass-heath mosaic and areas of wetland. These habitats and especially the woodland contain a number of plant and insect species that are rare or scarce in a national and local context. The woodland lies in four major blocks, known as Bayhurst, Mad Bess, Copse and Park Wood, of which the later immediately adjoins the application site. Park Wood is the only unbroken area of ancient semi-natural woodland larger than 100 hectares in Greater London.

PPS9: Biodiversity and Geological Conservation states that ancient woodland is a valuable biodiversity resource both for its diversity of species and for its longevity as woodland and that Local Planning Authorities should not grant permission for any development that would result in its loss or deterioration unless the need for, and benefits of, the development in that location outweigh the loss of the woodland habitat.

Policy EC1 of the saved UDP states that the LPA will not grant permission which would adversely affect the integrity of the SSSI, or be unacceptably detrimental to sites of Metropolitan or Borough Importance for Nature Conservation. Policy EC2 states that nature conservation will be taken into consideration and protected species will be a material consideration. Policy EC3 states that proposals close to sites of nature conservation importance will have regard to potential impacts and Policy EC5 advises that natural conservation and ecological features should be enhanced.

The proposal would involve the felling of 3 young Ash and 1 Hornbeam trees due to safety reasons and minimal pruning works will also be required. The Ecological Appraisal advises that the existing warehouse building and the trees to be removed were first surveyed for bats on 10th October 2007, with an update building survey carried out on 19th April 2010. This notes that no signs of bats or bat roosts were sighted during internal and external inspection of the building and none of the trees to be removed were noted as having any features suitable for roosting bats as they are generally young and thin, having grown rapidly within the closed woodland canopy. Bat foraging activity around the site was recorded. The appraisal also advises that there were no notable birds on site during the survey and no other protected species were present. The Council's Sustainability Officer raises no objection to the scheme and subject to various conditions, the scheme is acceptable and complies with Policies EC1, EC2, EC3 and EC5 of the saved UDP and PPS9.

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

The proposal is for an extension to an existing facility so that no specific provision would be required for refuse storage.

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

The London Plan clearly outlines the importance of reducing carbon emissions and the role that planning should play in helping to achieve that goal. The London Plan contains a number of policies relating to climate change.

The applicants advise that as this is a warehouse, the building would not be heated. The Council's Sustainability Officer advises that a condition should be attached to ensure that the building achieves a reduction in carbon dioxide generation.

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

Policy OE8 of the saved UDP seeks to ensure that new development incorporates appropriate measures to mitigate against any potential increase in the risk of flooding. Policy OE11 seeks to ensure that proposals which involve contaminated land involve appropriate amelioration measures. Policies 4A.13 and 4A.14 of the London Plan (February 2008) also seek to avoid the risk of flooding and Policy 4A.17 seeks to safeguard water supply.

A Flood Risk Assessment has been submitted as part of the application taking into consideration the principles of Planning Policy Statement 25 (PPS25) and other relevant regional and local policies.

The assessment identifies the site to be within Flood Zone 3, an area with a 1% probability that the site will flood in any one year. A submitted Ground Investigation Report also advises that contamination is present on the site.

The Environment Agency advise that as the proposal is only 189sqm larger than the existing warehouse, the measures detailed in the Flood Risk Assessment are acceptable. There is unlikely to be any increase in flood risk further down stream and with the incorporation of an evacuation plan, the development will be safer than the current situation. They also advise that the site is located over a minor aquifer which in turn lies over a major aquifer and this is in the most sensitive zone and the groundwater is used for public supply and must be protected from contamination. Due to these constraints, planning permission should only be granted with various conditions to safeguard flooding

and water supply concerns. These have been included in the Officer recommendation. The concerns raised by the Council's Environmental Health Officer concerning land contamination have also been dealt with by the recommended conditions. The scheme is therefore considered to be acceptable, in accordance with Policies OE8 and OE11 of the saved UDP, Policies 4A.13, 4A.14 and 4A.17 of the London Plan (February 2008) and PPS25.

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

As regards noise, there would not be any significant change as compared to the existing situation. The Council's Environmental Health Officer does recommend controlling hours of use and details of any air extraction system to be agreed prior to installation to mitigate any adverse impact upon surrounding residents. As such, the scheme is considered to comply with policies BE19, OE1 and OE3 of the saved UDP.

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

No comments have been received.

#### **7.20 Planning Obligations**

This scheme for a replacement warehouse does not generate any requirement for a S106 contribution.

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

There are no relevant enforcement issues raised by this application.

#### **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**

## **10. CONCLUSION**

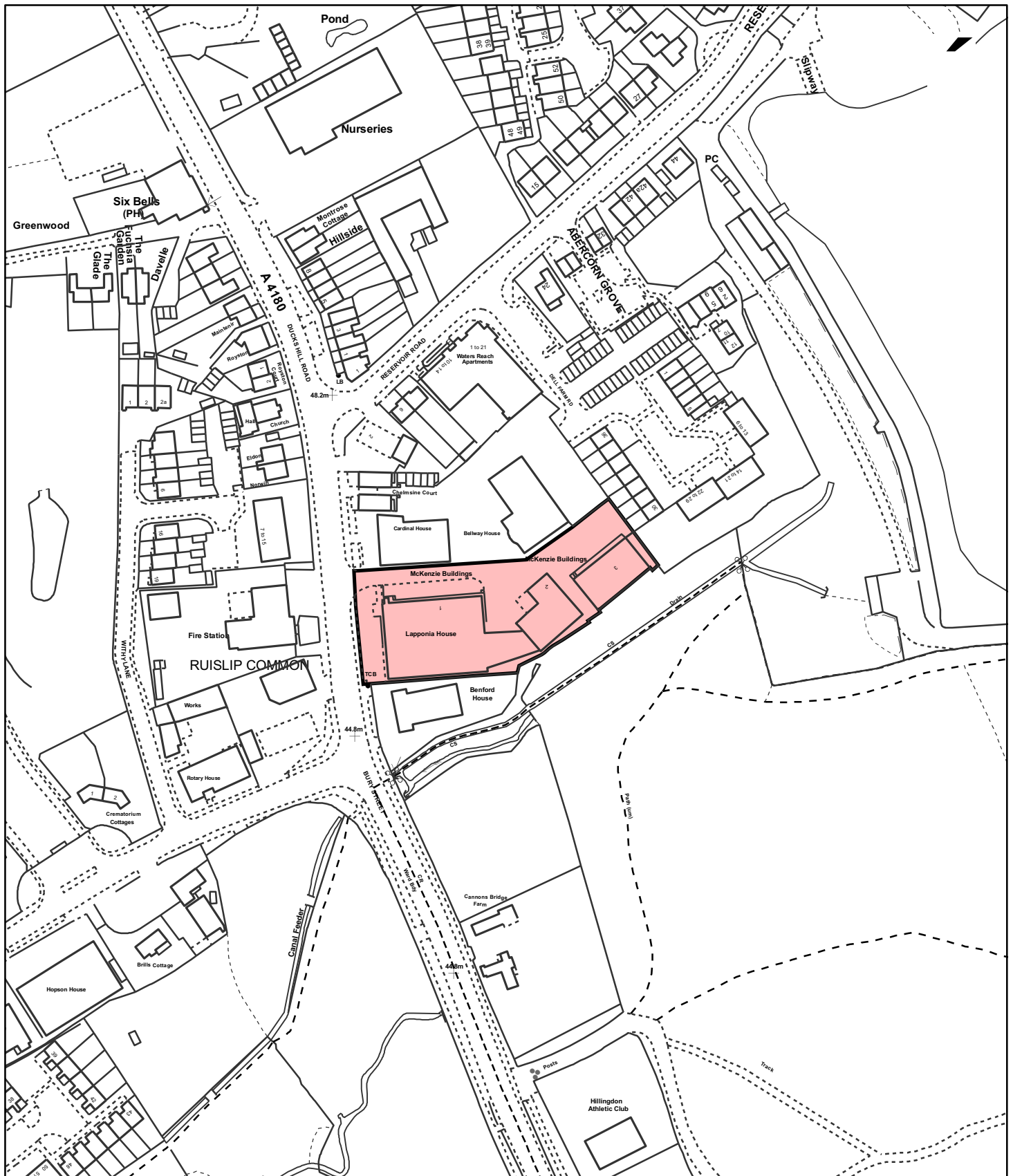
The scheme is for a replacement warehouse on a commercial site with a slightly larger footprint, height and bulk. It is considered that it would present a satisfactory appearance. With the amendment made to the building on the side of the building facing residential properties on Dell Farm Road, it would now have an acceptable impact upon these properties. There are many constraints on site involving the adjoining Ruislip Woods SSSI, contamination over a major aquifer and flood risk, but it is considered that these could all be ameliorated with the recommended conditions. It is recommended that the application be approved.

## **11. Reference Documents**

PPS1: Delivering Sustainable Development  
PPS4: Planning for Sustainable Development  
PPS9: Biodiversity and Geological Conservation  
PPS22: Renewable Energy  
PPS25: Development and Flood Risk  
PPG24 Planning and Noise  
London Plan (February 2008)  
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)  
HDAS: Accessible Hillingdon

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**McKenzie House  
Bury Street  
Ruislip**

Planning Application Ref:  
**19033/APP/2010/1088**

Planning Committee  
**North** Page 122

Scale  
**1:2,000**

Date  
**April 2011**

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

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



**HILLINGDON**  
LONDON



## Report of the Head of Planning & Enforcement Services

**Address** 114 HIGH STREET RUISLIP

**Development:** Installation of new shopfront and awning (Part retrospective application).

**LBH Ref Nos:** 28254/APP/2011/239

**Drawing Nos:** design, access and disability policy statement  
LOCATION PLAN  
CN450 RE V A EXISTING SHOPFRONT  
CN450-100 GROUND FLOOR  
CN450 PROPOSED SHOPFRONT  
CNRUISLIP1 PROJ SIGN  
CNRUISLIP2 FASCIA

**Date Plans Received:** 02/02/2011      **Date(s) of Amendment(s):**

**Date Application Valid:** 02/02/2011

### 1. SUMMARY

The application seeks retrospective planning permission for a new shopfront and awning. The unit fronts Ruislip High Street and is within the central commercial area of the Town Centre. It is considered the replacement timber shopfront with timber stall risers would result in a visual improvement to the unit, would be in-keeping with the design of the building, and entirely what you would expect to see on a site of this nature. With regard to the awning, this would be of a traditional design, comprising canvas covering, using mat finishes, with text and colours mirroring the fascia signage set above and therefore would also be considered acceptable.

Therefore subject to condition the application is recommended for Approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

1      NONSC      **Non Standard Condition**  
Unconditional

### INFORMATIVES

1      I52      **Compulsory Informative (1)**

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

2      I53      **Compulsory Informative (2)**

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

guidance.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE28	Shop fronts - design and materials
HDAS	'Residential Developments'
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

### **3 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).

### **4 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.

### **5**

Please ensure that the door is not be too heavy to open - the maximum opening force at the leading edge of the door should not exceed 30 Newton from 00 (closed position) to 300 and 22.5N from 300 to 600. An electronic - hydraulic assisted mechanism can be employed to stop the door from being disabling and considered "heavy" to many people. Further information can be obtained from Building Control on 01895 250804/5/6.

### **6**

Please note the installation of roller shutters at this site would require further planning consent. The Authorities Adopted Design Guidance on 'Shopfronts and Signage' Section 9.0 - 9.9 deals with security measures, and comments as follows, whilst the councils recognises the need for premises to be adequately secured and protected through appropriate security devices, it is concerned the character of the area can be adversely effected by inappropriate physical security measures. Solid and visually impermeable roller shutters can create a forbidding and unsafe environment after dark, preventing passive surveillance (both into the street and the shop). Their appearance also adversely affects the character and appearance of the building and the area. These types of

shutters are easy to vandalise with graffiti, which in turn can further negatively affect the character and image of the area. Therefore, external solid roller shutters (including punched, perforated or micro-perforated shutters) should be avoided and where necessary, internal open-mesh type screens and other visually permeable shutters should be used.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is on the south west side of High Street, Ruislip and forms part of a terrace of commercial units on the ground floor with the two upper floors in residential use accessed from the rear. The street scene is commercial in character and appearance. The application site lies within the Primary Shopping Frontage of Ruislip Town Centre and within the Ruislip Village Conservation Area, as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies, September 2007).

#### 3.2 Proposed Scheme

The application seeks retrospective planning permission to replace the existing shop front and apply an awning just below fascia level.

The existing shopfront would be replaced with a timber shopfront and stall riser, together with a central doorway.

The Awning would be applied to the frontage area, this would be 5.7m wide and have a 2m projection. The awning would be canvas, blue in colour with branding in black and white.

There are two further applications running concurrently with this application for

- New fascia and projecting sign, together with awning (28254/ADV/2011/6), and
- Change of use of A1 use (retail) to a mixed A1/A3 use (retail/cafe) (28254/APP/2011/454)

#### 3.3 Relevant Planning History

28254/ADV/2010/57      114 High Street Ruislip

Installation of 1, internally illuminated hanging sign, and 1, non-illuminated fascia sign to front.

**Decision:** 19-10-2010    Approved

28254/ADV/2011/6      114 High Street Ruislip

Installation of 1, internally illuminated fascia sign, 1, externally illuminated projecting sign and 1, awning to front.

**Decision:**

28254/APP/2010/2001    114 High Street Ruislip

Installation of new shopfront and 1 air conditioning condenser unit to rear.

**Decision:** 29-10-2010 Approved

28254/APP/2011/454 114 High Street Ruislip  
Change of use from Class A1 (Retail) to Class A1/A3 (Retail/Restaurants and Cafes)

**Decision:**

28254/H/94/0911 114 High Street Ruislip  
Installation of a new shopfront

**Decision:** 06-07-1994 Approved

28254/J/94/3061 114 High Street Ruislip  
Internally illuminated shop sign and two projecting signs

**Decision:** 06-07-1994 Approved

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

None

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

None

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

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

Part 1 Policies:

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE28 Shop fronts - design and materials
- HDAS 'Residential Developments'
- LPP 3D.3 London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.
- LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.

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

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

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

## **6. Consultations**

### **External Consultees**

The application has been given statutory press and site publicity

25 letters were sent to neighbours and interested parties and no responses have been received

### **Internal Consultees**

Conservation and Urban Design Officer - This is a shop front within the Ruislip Village Conservation Area. Following the recent Conservation Area designation, any new development should preserve or enhance the character and appearance of the area (PPS 5).

The existing site has a modern shop front with a recessed angled entrance. The proposed shop front would be considered an improvement. The scheme proposes to re-instate the tradition timber stall riser with an entrance door. From a conservation point of view, there would be no objections to the same. There are no objections to the timber shop front and the proposed colour scheme.

CONCLUSION: Acceptable

## **7. MAIN PLANNING ISSUES**

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

Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE28 requires shopfronts to harmonise with the building and to improve the character of the area. The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Shop Fronts and Signage: Section 5.3 states, the Council will encourage all applicants to adopt good design that can set example for others and can trigger improvements in the appearance of other shop fronts in the locality.

The proposal is considered to comply with this advice. The design of the shop front is considered to satisfactorily integrate with the existing building, using appropriate traditional design features, such as stall risers and sub-divisions. As such, the proposed new shop front would result in a visual improvement to the unit and therefore also to the wider street scene of which it would form part.

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

Not applicable to this application

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

The site is within Ruislip Village Conservation Area and the Conservation and Urban Design Officer has commented that the existing site has a modern shop front with a recessed angled entrance. The proposed shop front would be considered an improvement. The scheme proposes to re-instate the tradition timber stall riser with an entrance door. As such, from a conservation point of view, there would be no objections and the proposal is considered to accord with Policy BE4 of the Hillingdon UDP (Saved Policies, September 2007).

### **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**

Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE28 requires shopfronts to harmonise with the building and to improve the character of the area. The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Shop Fronts and Signage: Section 5.3 states, the Council will encourage all applicants to adopt good design that can set example for others and can trigger improvements in the appearance of other shop fronts in the locality.

With regard to the design and appearance of the shop front, Section 5.6 of the SPD: Shopfronts and Signage, states the Council will look for the use of traditional design features, such as; stall risers; several smaller panes of glass, instead of one large sheet of glass and more traditional types of window; vertical subdivisions at ground floor level below the fascia area, which would appropriately relate to the street and to the building above.

The application is considered to comply with this advice as the new shopfront would be broken up with both vertical and horizontal sub-divisions with the central double door feature and the stall riser would be at a height of 0.7m. The design of the proposed shop front is considered to satisfactorily integrate with the existing building and the wider street scene and therefore is considered to be in-keeping with the same. As such, the proposal is considered to comply with policies BE13, BE15 and BE28 of the Hillingdon UDP (Saved Policies, September 2007).

In relation to the proposed awnings, Section 6.1 of the SPD Shopfronts and Signage, states the Council will consider it important to control blinds and awnings because if poorly designed or over prominent they can detract from the appearance of buildings and be obtrusive in the street scene. In Conservation Areas (section 6.4), traditional styles and materials should be used, any lettering/advertisements shown on these features should be proportionate to the blind and the building above and must be applied below fascia level. The proposal is considered to comply with this advice showing one traditionally designed canvas awnings, using matt finishes, with text and colours mirroring the fascia signage set above.

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

With regard to the alterations to the existing shop front, these are not considered to impact on the amenities of any adjoining properties by way of loss of light, outlook, or privacy, and therefore this aspect of the proposal is considered to be in accordance with policies BE20, BE21 and BE24 of the UDP (Saved Policies September 2007).

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

Not applicable to this application

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

The application relates to the installation of a new shop front and awning within a commercial setting. As such, the proposal is not considered to have any impact in

highway or pedestrian safety.

**7.11 Urban design, access and security**

Not applicable to this application

**7.12 Disabled access**

The design and access statement submitted with the application confirms that an inclusive environment for staff and customers would be provided and that the circulation space within the building is good. However, it is recommended if permission were to be granted an informative is added advising the applicant of the need to comply with The Building Regulations Part M 'Access to and use of Buildings'. As such the proposal would comply with the intentions of 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**

Not applicable to this application - the application relates to the installation of a new shop front and awning. The site is situated within an existing commercial area and would not have an effect on any existing landscape features.

**7.15 Sustainable waste management**

Not applicable to this application - the application relates to the installation of a new shop front and awning. It is not considered the waste management issues would be materially different to warrant any additional controls in relation to this issue.

**7.16 Renewable energy / Sustainability**

Not applicable to this application

**7.17 Flooding or Drainage Issues**

Not applicable to this application

**7.18 Noise or Air Quality Issues**

Not applicable to this application

**7.19 Comments on Public Consultations**

None

**7.20 Planning Obligations**

Not applicable to this application

**7.21 Expediency of enforcement action**

Not applicable to this application

**7.22 Other Issues**

None

**8. Observations of the Borough Solicitor**

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

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

hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

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

Not applicable to this application

#### **10. CONCLUSION**

The application relates the installation of a new shop front, together with an awning applied below fascia level. Due to the commercial nature and location of this building, it is considered these alterations would be in-keeping with this existing unit and the site to which it would be applied. Therefore, subject to appropriate safeguarding conditions, the proposal would is not considered to result in any adverse impacts and as such is recommended for approval.

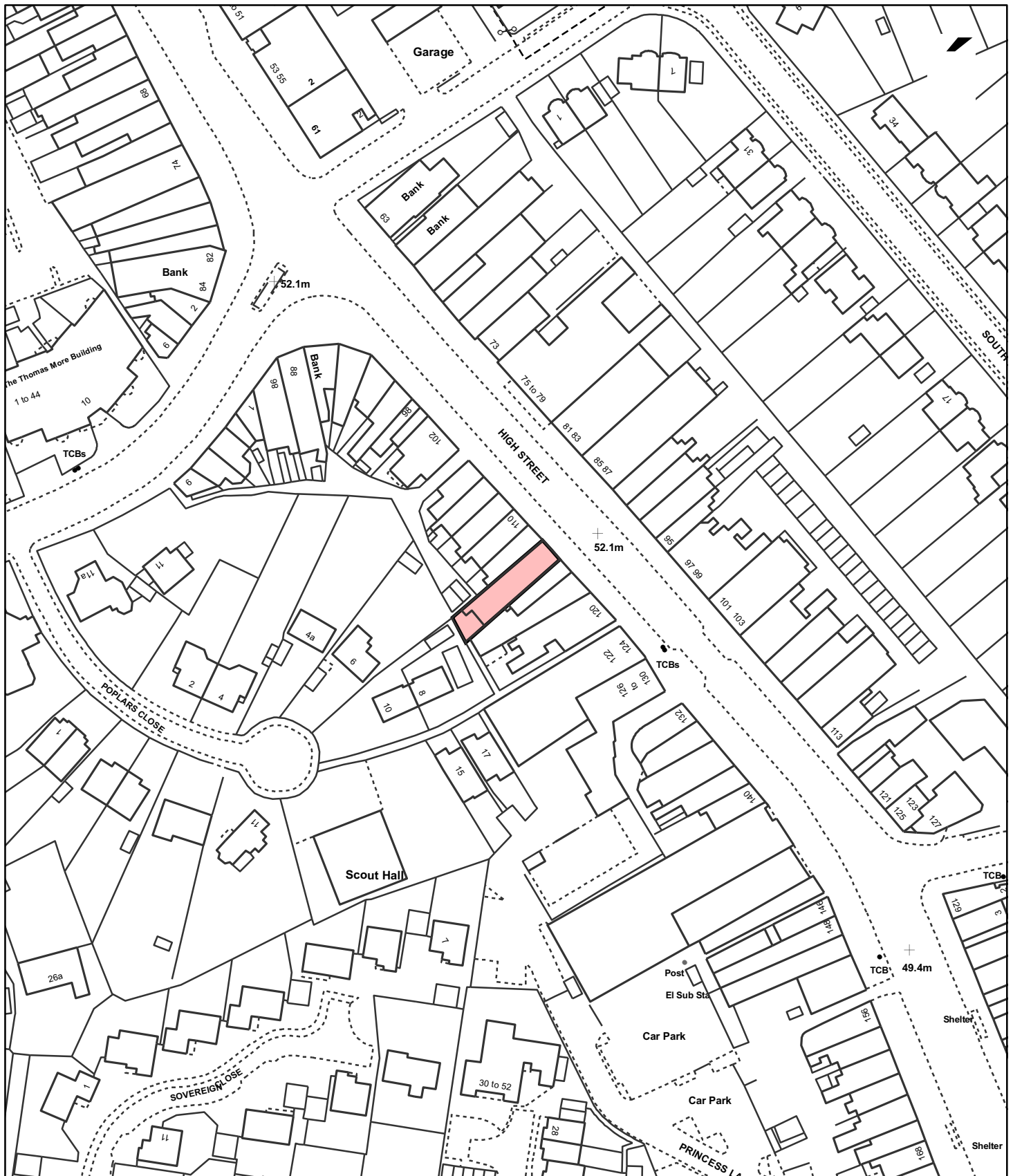
#### **11. Reference Documents**

Unitary Development Plan (Saved Policies September 2007)  
London Plan Policies (2008)  
HDAS Shopfronts and signage


**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230





**Notes**

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Site Address

**114 High Street  
Ruislip**

Planning Application Ref:  
**28254/APP/2011/239**

Planning Committee  
**North** Page 131

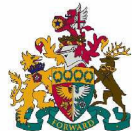
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Date  
**April 2011**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& 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** 114 HIGH STREET RUISLIP

**Development:** Change of use from Class A1 (Retail) to Class A1/A3 (Retail/Restaurants and Cafes)

**LBH Ref Nos:** 28254/APP/2011/454

**Drawing Nos:** Location Plan  
CN450-100 Ground Floor Plans  
Supporting Planning Statement

**Date Plans Received:** 25/02/2011      **Date(s) of Amendment(s):**

**Date Application Valid:** 28/02/2011

### 1. SUMMARY

The application seeks permission from change of use from A1 (Retail) use to a mixed A1/A3 (Retail/cafe) use. The application contends the nature of the use is to serve coffee both on and off the premises which accounts for 60% of the companies turnover, with other cold drinks accounting for 10%, sandwiches 15% and cold food 15%. A small proportion of food is reheated but no cooking occurs.

Whilst the change of use would further reduce the traditional retail function in the Ruislip Town Centre, it is considered that in this particular case the proposed change of use is acceptable as it would still retain an element of retail use and given that there is evidence that the nature of the proposed café use also acts as a location for people to meet thereby maintaining the vitality and viability of the shopping centre. The proposal is not considered to adversely affect the amenity of nearby residential properties or result in harm to highway and pedestrian safety. Therefore, planning permission is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

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

#### 2 NONSC Non Standard Condition

The premises shall not be used other than as a coffee shop serving coffee, other hot drinks and cold drinks, sandwiches and other similar light refreshments, for consumption on or off the premises.

#### REASON

To conform to the terms of the application and to ensure the use is appropriate to the retail function and assists in maintaining the retail vitality and viability in accordance with Policy S11 of the Hillingdon Unitary Development Plan.

**3 NONSC Non Standard Condition**

No primary cooking of unprepared food shall be carried out within the premises. Only re-heated or cold food that has been prepared elsewhere shall be served within the premises

**REASON**

To conform to the terms of the application and to ensure the use is appropriate to the retail function and assists in maintaining the retail vitality and viability in accordance with Policy S11 of the Hillingdon Unitary Development Plan.

**4 NONSC Non Standard Condition**

Within 3 calendar months of the date of this decision, a scheme detailing the method of disposal, storage and collection of litter and waste materials, generated by the business and/or discarded by patrons, shall be submitted to and approved in writing by the Local Planning Authority. If these details fail to be agreed within three months of their submission, the use shall cease until agreement has been reached. The details shall include a description of the facilities to be provided and the methods for collection of litter within and in the vicinity of the premises. The approved scheme shall be implemented in full thereafter.

**REASON**

To ensure that adequate provision is made for the disposal of litter and waste, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

**5 NONSC Non Standard Condition**

No customers shall be present on the premises, nor shall the premises be used for the preparation or sale of food or drinks, outside the following times;

- 0700hrs and 1800hrs between Mondays and Fridays
- 0730hrs and 1800hrs on Saturdays
- 0830hrs and 1800hrs on Sundays and Bank Holidays

**REASON**

To safeguard the residential amenity of the occupiers and nearby properties, in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Polices September 2007).

**6 NONSC Non Standard Condition**

Within 3 calendar months of the date of this decision, details of the height, position, design and materials of any chimney or extraction vent provided in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. If these details fail to be agreed within three months of their submission, the use shall cease until agreement has been reached. The development shall then be carried out in accordance with these approved details. Thereafter the vent/chimney shall be permanently retained and maintained in good working order for so long as the use continues.

**REASON**

To safeguard the residential amenity of the occupiers of nearby properties in accordance

with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

**7 NONSC Non Standard Condition**

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

**REASON**

To safeguard the residential amenity of the occupiers of nearby properties in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

**8 NONSC Non Standard Condition**

The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays.

**REASON**

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

**9 NONSC Non Standard Condition**

Within 3 calendar months of the date of this decision, details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities shall be submitted to and approved in writing by the Local Planning Authority. If these details fail to be agreed within three months of their submission, the use shall cease until agreement has been reached. The approved facilities should be provided within a further 3 months of this agreement and shall be permanently retained thereafter.

**REASON**

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

**10 NONSC Non Standard Condition**

Within 3 calendar months of the date of this decision, a sound insulation scheme for the control of noise transmission to neighbouring dwellings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. If these details fail to be agreed within three months of their submission, the use shall cease until agreement has been reached. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

**REASON**

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

## **11 NONSC Non Standard Condition**

Within 3 calendar months of the date of this decision, details of facilities to be provided for the covered, secure and screened storage of refuse at the premises shall be submitted to and approved in writing by the Local Planning Authority. If these details fail to be agreed within three months of their submission, the use shall cease until agreement has been reached. The approved facilities should be provided within a further 3 months of this agreement and shall be permanently retained thereafter.

### **REASON**

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

## **INFORMATIVES**

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

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

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

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
S6	Change of use of shops - safeguarding the amenities of shopping areas
S11	Service uses in Primary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3A.13	London Plan Policy 3A.13 - Special needs and specialist housing
LPP 3A.17	London Plan Policy 3A.17 - Addressing the needs of London's diverse population
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 4A.20	London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

### **3 I3 Building Regulations - Demolition and Building Works**

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

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

#### **4 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.

#### **5**

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use best practicable means as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in The control of dust and emissions from construction and demolition: best practice guidelines, Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

### **3. CONSIDERATIONS**

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

The application site is on the south west side of High Street, Ruislip and forms part of a terrace of commercial units on the ground floor with the two upper floors in residential use accessed from the rear. The street scene is commercial in character and appearance. The application site lies within the Primary Shopping Frontage of Ruislip Town Centre and within the Ruislip Village Conservation Area, as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies, September 2007).

#### **3.2 Proposed Scheme**

The proposal involves the change of use of the ground floor from an A1 (retail unit) to a mixed A1/A3 (Retail/Caf©). No external alterations are proposed as part of this application.

There are two further applications running concurrently with this application for  
· New fascia and projecting sign, together with awning (28254/ADV/2011/6), and

· New shop front and awning (28254/APP/2011/239)

### 3.3 Relevant Planning History

28254/ADV/2010/57 114 High Street Ruislip

Installation of 1, internally illuminated hanging sign, and 1, non-illuminated fascia sign to front.

**Decision:** 19-10-2010 Approved

28254/ADV/2011/6 114 High Street Ruislip

Installation of 1, internally illuminated fascia sign, 1, externally illuminated projecting sign and 1, awning to front.

**Decision:**

28254/APP/2010/2001 114 High Street Ruislip

Installation of new shopfront and 1 air conditioning condenser unit to rear.

**Decision:** 29-10-2010 Approved

28254/APP/2011/239 114 High Street Ruislip

Installation of new shopfront and awning (Part retrospective application).

**Decision:**

28254/H/94/0911 114 High Street Ruislip

Installation of a new shopfront

**Decision:** 06-07-1994 Approved

#### Comment on Relevant Planning History

None

### 4. Planning Policies and Standards

None

#### UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

S6 Change of use of shops - safeguarding the amenities of shopping areas

S11 Service uses in Primary Shopping Areas



OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3A.13	London Plan Policy 3A.13 - Special needs and specialist housing
LPP 3A.17	London Plan Policy 3A.17 - Addressing the needs of London's diverse population
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 4A.20	London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

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

**5.1** Advertisement Expiry Date:- **6th April 2011**

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

## **6. Consultations**

### **External Consultees**

The application has been given statutory press and site publicity.

Cllr. Philip Corthorne objects to the application

26 neighbours and interested parties were consulted and 3 responses have been received, which made the following comments

1. The site has already changed its use without planning permission
2. There seems to be a growing culture in the high street of lessees moving in and starting trading before making change of use applications
3. We believe if this application is given consent the 70%-30% balance on the High Street will be exceeded and therefore we object.
4. We do not want to see the loss of another retail unit.
5. The noise from the air conditioning units is a nuisance and a degradation of the quality of the enjoyment from our patio. The fans are audible from our back door, they are sited about 5m from our property boundary and run 24 hrs a day. They are mounted on the adjoining units wall. I oppose this application until the noise issues are resolved.

Ruislip Residents' Association - We are very concerned to note that Nero Holdings Ltd have applied for retrospective planning permission for change of use from Class A1 (Retail) to Class A3 (Restaurants and cafes) when the Use Classes Order as most recently amended in 2010 clearly states that no permitted change is allowed from Class A1 (retail).

We await with some interest as to how you will deal with this application.

Thames water - no comments received.

### **Internal Consultees**

Environmental Protection Unit      I do not wish to object to this proposal. I note this is a retrospective application.

#### **Condition 1**

No customers shall be present on the premises, nor shall the premises be used for the preparation or sale of food or drinks, between the following times;

- 0700hrs and 1800hrs between Mondays and Fridays
- 0730hrs and 1800hrs on Saturdays
- 0830hrs and 1800hrs on Sundays and Bank Holidays

REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

#### **Condition 2**

No development shall take place until details of the height, position, design and materials of any chimney or extraction vent to be provided in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out until the vent/chimney has been installed in accordance with the approved details. Thereafter the vent/chimney shall be permanently retained and maintained in good working order for so long as the use continues.

REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

#### **Condition 3**

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

#### **Condition 4**

The development shall not begin until a sound insulation scheme for the control of noise transmission to neighbouring dwellings has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

#### **Condition 5**

Deliveries and collections, including waste collections, shall be restricted to the following hours: 0800 hrs to 1800 hrs Monday to Fridays; 0800 hrs to 1300 hrs on Saturdays; and not at all on Sundays and Bank Holidays.

REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

In order to control nuisance from demolition and construction work, I recommend the following informative;

Informative

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use best practicable means as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in the control of dust and emissions from construction and demolition: best practice guidelines, Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

Waste Development Manager - I would make the following comments on the above application regarding waste management.

a) The application is for a restaurant and cafe. I would usually recommend 1 x 1,100 litre type of bulk bin to safely and hygienically contain the waste arising from this type of business. This design of bin has dimensions given in the table below:-

Bin Size Height Depth Width

1,100 litre Eurobin 1,370mm 990mm 1,260mm

However, the rear yard of the premises can only be accessed by a pedestrian alley so a number of smaller 240 or 360 litre wheeled bins may be more suitable. Additional bins for recycling waste may also be required.

b) The wheeled bins should be sited on an area of hard-standing, with a smooth surface, so that it can be washed down with water and disinfectant. The surface should be cambered so the run off follows towards a proper drain.

c) The collectors should not have to cart a wheeled bin more than 15 metres from the point of storage to the collection vehicle (BS 5906 standard). The collection crew would therefore need to access the rear of the shop. Alternatively the owners would have to present the wheeled bins at an agreed collection point on the allocated day.

d) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the path is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

e) Please note the Council commercial waste service does not currently include the 240 or 360 litre wheeled bins. The service would have to be provided by a private waste collection company.

Conservation and Urban Design Officer - This is a shop front within the Ruislip Village Conservation Area. Following the recent Conservation Area designation, any new development should preserve or enhance the character and appearance of the area (PPS 5).

There are no alterations proposed to the approved shop front and signage. There are, therefore, no objections from a conservation point of view.

Conclusion: Acceptable from a conservation point of view.

## **7. MAIN PLANNING ISSUES**

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

The Local Planning Authority will resist proposals that would result in the loss of Class A1

shop use in core areas and will examine very closely similar proposals for other parts of these centres. The principle for a change of use from A1 to a non-A1 use in a primary frontage can be established where there remain adequate retail facilities to accord with the character and function of the shopping centre, in order to maintain the vitality and viability of the town centre.

Policy S6 states changes of use applications will be granted where; a frontage of design appropriate to the surrounding area is maintained or provided; the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and would have no harmful effect on road safety or worsen traffic congestion. The proposal seeks change of use only and therefore would not have an effect on the existing frontage design. Loss of residential amenity and highway issues are considered acceptable (and are dealt with below), and as such, the proposal is considered to comply with all the criteria listed in Policy S6 of the UDP (Saved Policies September 2007).

Policy S11 establishes the criteria where service use would be permitted in primary shopping frontages. To maintain the viability of the retail function of a centre, class A1 units should be separated by no more than 12m and at least 70% of the remaining frontage should remain in A1 use. There are A1 (retail) units to either side of the proposal, and this unit is 5.6m wide, so would not conflict with this criteria. With regard to the 2010 shopping survey, within this primary shopping area this found that A1 uses are already below the 70% threshold (67.6%).

Policy 3D.3 of the London Plan (2008), states Boroughs should work with retailers and other to prevent the loss of retail facilities within these areas.

However in accessing this proposed change of use, there are two key issues that need to be considered; first the status of coffee shops and secondly the impact of the proposal on the viability and vitality of Ruislip Town Centre.

Following the changes to the Use Class Order that took effect on 21 April 2005, the issue of the use classification of coffee shops was not resolved. Paragraph 36 of Circular 03/2005: change of Use of Buildings and Land states that:

'Coffee shops will need to be considered on a case by case basis. Whether their primary purpose is as a shop, i.e. premises for the sale of hot beverages to be taken away, or as a cafe, where the primary purpose is the consumption of beverages off the premises, or indeed whether it is a mix of both uses'

Although the circular does not classify 'coffee shops', it does however, recognise the various kinds of coffee shop uses and their existence and the role they play in shopping centres.

Recent appeal decisions have treated coffee shops as both A1 and mixed use A1/A3. The need for a mixed-use definition was established following the Hounslow decision (2002) and where it could not be clearly established which was the primary and which was the secondary use of the coffee shop. A further relevant appeal decision relates to Winchester's primary shopping frontage, the Inspector found that the coffee shop was a mixed use (A1/A3), but indicated that he would have allowed the appeal even had it been an A3 use because of the positive and necessary role played by such uses in principle shopping streets (2004). In Rugby, 2008, an Inspector commented that the proposal for a coffee shop would not harm the primary shopping area, due to the increased footfall and the A1 element.

It is acknowledged that coffee shops are common in high streets and town centres and this proposed mixed-use concept is unlikely to be out of character with the traditional retail high street. Furthermore, it has become apparent that coffee shops in primary retail frontages can enhance the shopping experience by providing a location for shoppers to relax. Coffee shops also act as a location for people to meet. When combined, these two effects can add to the vitality and viability of a town centre.

Although the proposal would further reduce the percentage level of retail uses, contrary to Policy S11, given the appeal decisions and bearing in mind this type of premises attract a high number and regular flow of customers who either choose to take food and drink products off the premises (a retail use) or sit down and consume such products (a cafe use), it is considered that in this particular case the proposed mixed-use would maintain the vitality and viability of the Ruislip Major Town Centre.

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

Not applicable No housing is proposed

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

This site is within the Ruislip Village Conservation Area. Following the recent Conservation Area designation, any new development should preserve or enhance the character and appearance of the area (PPS 5). There are no alterations proposed to the approved shop front and signage and therefore there would be no objections from a conservation point of view. As such the proposal would comply with Policy BE4 of the UDP (Saved Policies September 2007).

#### **7.04 Airport safeguarding**

Not applicable, the application is not within a safeguarding area.

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

Not applicable, the application does not effect the Green Belt.

#### **7.06 Environmental Impact**

Not applicable.

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

There are no external alterations proposed as part of this application, the application is for change of use only. As such the proposal is considered to comply with Policy BE13 of the UDP (Saved Policies September 2007).

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

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The Environmental protection officer has not raised an objection to the application subject to a number of safeguarding conditions being applied relating to the; hours of operation; extract ventilation systems and odour control; noise; deliveries; and litter, in order to safeguard the amenity of residents and the surrounding area. Therefore subject to condition the proposal is considered to accord with policies OE1 and OE3 of the UDP (Saved Policies September 2007).

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

Not applicable, no housing is proposed.

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

There is no off-street car parking for customers of this site, however, there is limited on-street parking available. It is not considered the traffic generation between A1 and A1/A3 would be significantly worsened if the proposal received permission. Therefore the proposal would comply with AM7 and AM14 of the UDP (Saved Policies September 2007).

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

Not applicable, the application is for change of use only and does not involve any alterations to the building.

#### **7.12 Disabled access**

Not applicable, the application is for change of use only and does not involve any alterations to the building.

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

Not applicable, no housing is proposed.

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

Not applicable, the application is for change of use only. The site is situated within an existing commercial area and would not have any effect on any existing landscape features.

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

The Waste Development Manager has commented on the application and advised that a number of criteria are met regarding the waste management of the site (These are listed in full above). These details have not been submitted however, it is considered these issues could be dealt with by way of a condition should members wish to approve the application.

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

Not applicable, the application is for change of use only and does not involve any alterations to the building.

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

The site is not within a flood zone and no further drainage issues have been raised.

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

See impact on neighbours section (above)

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

Point 2 would not be a material planning consideration in the determination of this planning application and the remaining points are addressed on the body of the report.

#### **7.20 Planning Obligations**

None

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

Not applicable

#### **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

#### **10. CONCLUSION**

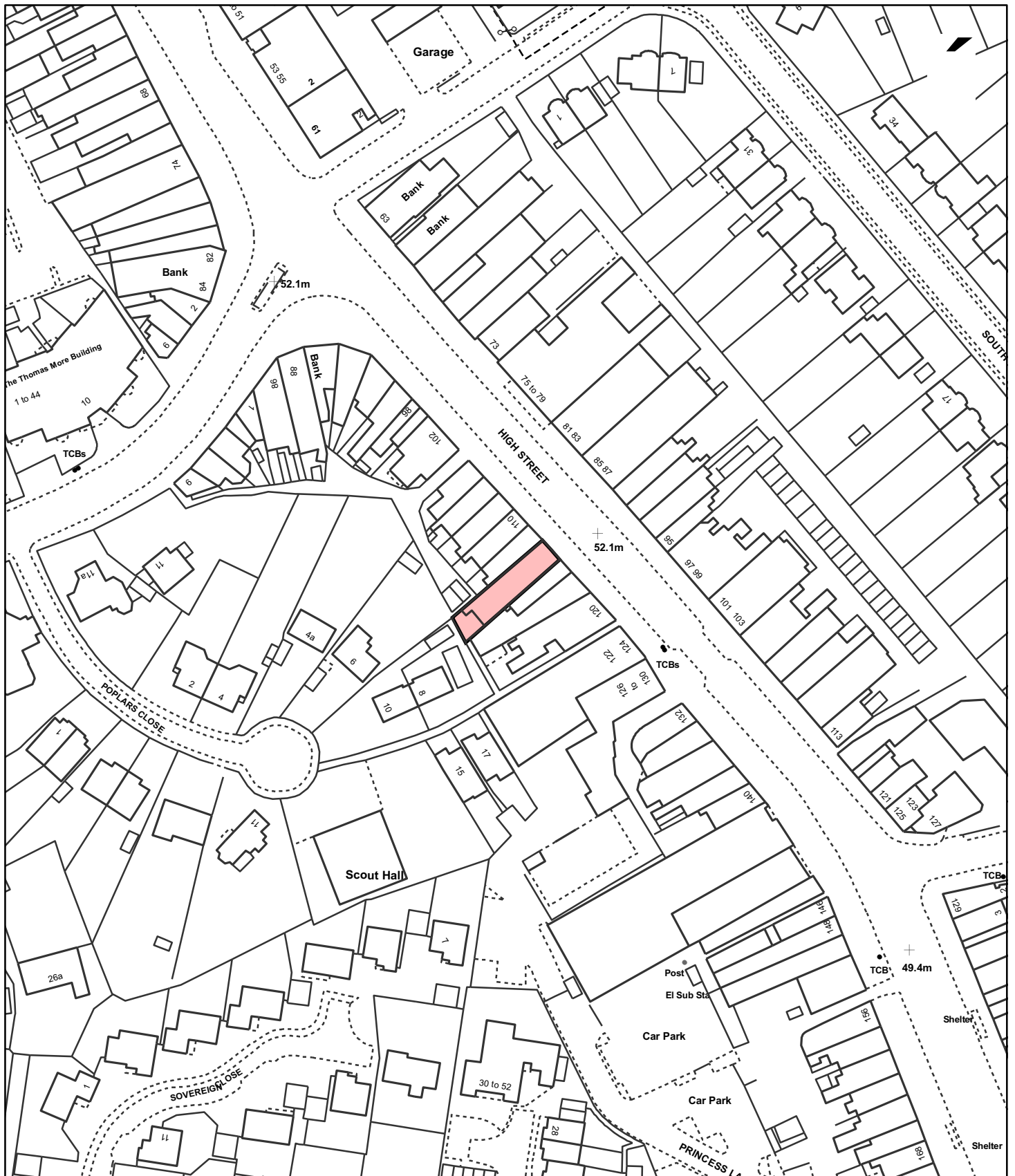
The proposed change of use would further reduce the percentage level of retail uses within the Ruislip Town Centre. However, given that coffee shop uses are an established feature within the high street and bearing in mind this type of premises attracts a high number and regular flow of customers, it is considered that the proposed mixed use would help to maintain the vitality and viability of Ruislip Town Centre. The proposal is unlikely to adversely affect the amenity of surrounding residential properties or prejudice highway and pedestrian safety. Accordingly, planning permission is recommended for approval.

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

Unitary Development Plan (Saved Policies September 2007)  
London Plan Policies (2008)

**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**114 High Street  
Ruislip**

Planning Application Ref:  
**28254/APP/2011/454**

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**North** Page 146

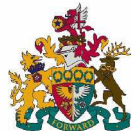
Scale  
**1:1,250**

Date  
**April 2011**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



**HILLINGDON**  
LONDON



## Report of the Head of Planning & Enforcement Services

**Address** 114 HIGH STREET RUISLIP

**Development:** Installation of 1, internally illuminated fascia sign, 1, externally illuminated projecting sign and 1, awning to front.

**LBH Ref Nos:** 28254/ADV/2011/6

**Drawing Nos:** DESIGN, ACCESS AND DISABILITY POLICY STATEMENT  
LOCATION PLAN  
CN450 REV A EXISTING SHOPFRONT  
CN450-100 GROUND FLOOR  
CN450 PROPOSED SHOPFRONT  
CNRUISLIP1 PROJ SIGN  
CNRUISLIP2 FASCIA

**Date Plans Received:** 02/02/2011      **Date(s) of Amendment(s):**

**Date Application Valid:** 02/02/2011

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site is on the south west side of High Street, Ruislip and forms part of a terrace of commercial units on the ground floor with the two upper floors in residential use accessed from the rear. The street scene is commercial in character and appearance. The application site lies within the Primary Shopping Frontage of Ruislip Town Centre and within the Ruislip Village Conservation Area, as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies, September 2007).

### 1.2 Proposed Scheme

This application seeks advertisement consent for the following signs:

1 x halo illuminated individual letters applied to fascia panel  
1x externally - illuminated projecting sign, and  
1 x blue awning.

The fascia signage would comprise individual letters applied to a blue fascia board behind. Each fascia area would comprise identical detail, the fascia panel would be 5.7m long and 0.73m deep. The lettering would be illuminated via halo lighting.

The projecting sign would be applied at the end of the fascia. This would be 0.6m wide



of the conservation area. There has been a previous approval for a non-illuminated fascia sign and a projecting sign.

The scheme proposes a flat aluminium fascia, individually halo illuminated lettering. Whilst not ideal, this would be acceptable as the fascia would not be considered visually intrusive to the street scene and appearance of the area. There are no objections to the proposed awning.

The projecting sign, externally illuminated with trough lights, would be acceptable.

Conclusion: Acceptable.

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

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

Part 1 Policies:

Part 2 Policies:

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

BE4 New development within or on the fringes of conservation areas

HDAS 'Residential Developments'

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

Policy BE27 of the UDP (Saved Policies September 2007) states the advertisements will only be granted express consent if they are at such a size and designed so they compliment the scale, form and architectural composition of individual buildings, they do not harm the visual amenities of the area, and do not compromise public safety, Policy BE29 states the local planning authority will seek to limit the number of signs and the size of advertisements in the interests of amenity and public safety. The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Shop Fronts and Signage: Section 8.0, states advertisements and their illumination significantly effects the appearance of a shop building as well as the general character of the area, and Section 8.1 states, amongst the features which have been progressively introduced in modern shop fronts and have contributed to change the traditional appearance of shop front design are self illuminated fascias and signage, often together with oversized lettering.

Therefore the main considerations are the impact upon public safety, the conservation area and amenity.

With regard to highway safety, to the front of the application site there is a wide footway, together with controlled parking areas and the site is situated in the commercial area of the Town Centre. As such, it is considered that the halo-lit illuminated fascia and externally illuminated hanging sign would be set back from the edge of the highway (used by vehicular traffic), and therefore this signage would not cause any noticeable impact upon the use of the highway. There are no other implications with regard to public safety. As such, the proposal complies with policies BE27 and BE29 of the UDP (Saved Policies September 2007).

With regard to the design and appearance of the proposed advertisements, Section 8.10 of the SPD: Shopfronts and Signage, states a cluttered appearance and repetition should be avoided. This proposal would comply with this advice, applying the new fascia and one projecting sign at the same level to the units to either side. Therefore also complying with Section 5.3 of the SPD: Shopfronts and Signage : Context and Proportion, which states if a unit is part of a parade of shops all elements including lettering and signage should relate well with other shop fronts to achieve visual coordination and consistency.

In relation to the proposed awnings, Section 6.1 of the SPD Shopfronts and Signage, states the Council consider it important to control blinds and awnings because if poorly designed or over prominent they can detract from the appearance of buildings and be obtrusive in the street scene. In Conservation Areas (section 6.4), traditional styles and materials should be used, any lettering/advertisements shown on these features should be proportionate to the blind and the building above and must be applied below fascia level. The proposal is considered to comply with this advice showing two traditionally designed canvas awnings, using mat finishes, with text and colours mirroring the fascia signage set above.

In terms of amenity, this is a commercial area with extensive signage, and it is considered that there would be no significant harm to the Conservation Area or the character of the area, if this replacement signage was given express consent. Therefore the proposal is considered to comply with policies BE4, BE27 and BE29 of the UDP (Saved Policies September 2007).

With regard to the proposed level of illumination. Illuminated advertisements are considered to lie within one of four zones, which have been defined in accordance with the definitions in the Institution of Lighting Engineers Guidance Notes for the Reduction of Light Pollution, these are as follows:

- E1 Intrinsically dark areas (ie National Parks, AONB s or other dark landscapes).
- E2 Low District brightness areas (ie rural or small village locations)
- E3 Medium district brightness areas (ie small town centres, urban locations)
- E4 High district brightness areas (ie city and town centres with high levels of night time activities)

This site is within a primary shopping area of a Town Centre, and is therefore considered to be in a Zone E3. The recommended maximum luminance for this zone would be; an illuminated area of up to 10m<sup>2</sup> = 800 candelas/m<sup>2</sup>, and for areas greater than 10m<sup>2</sup> = 600candelas/m<sup>2</sup>. The application states the illuminated fascia sign would not exceed 500 candelas/m<sup>2</sup>, and therefore this would be considered acceptable.

## **6. RECOMMENDATION**

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

#### **1 ADV1 Standard Advertisement Conditions**

i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;

(c ) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

#### REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

#### **2** ADV5 External lighting

The fascia sign shall only be illuminated by halo effect individual letters at not more than 500 candelas per metre squared

#### REASON

In order to protect the visual amenity of the area safety in accordance with Policies BE4 and BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3** ADV5 External lighting

The external lights hereby given consent for the projecting sign shall be so angled and shielded/hooded that light is directed mainly onto the sign directly below.

#### REASON

In order to protect the visual amenity of the area in accordance with Policies BE4 and BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **INFORMATIVES**

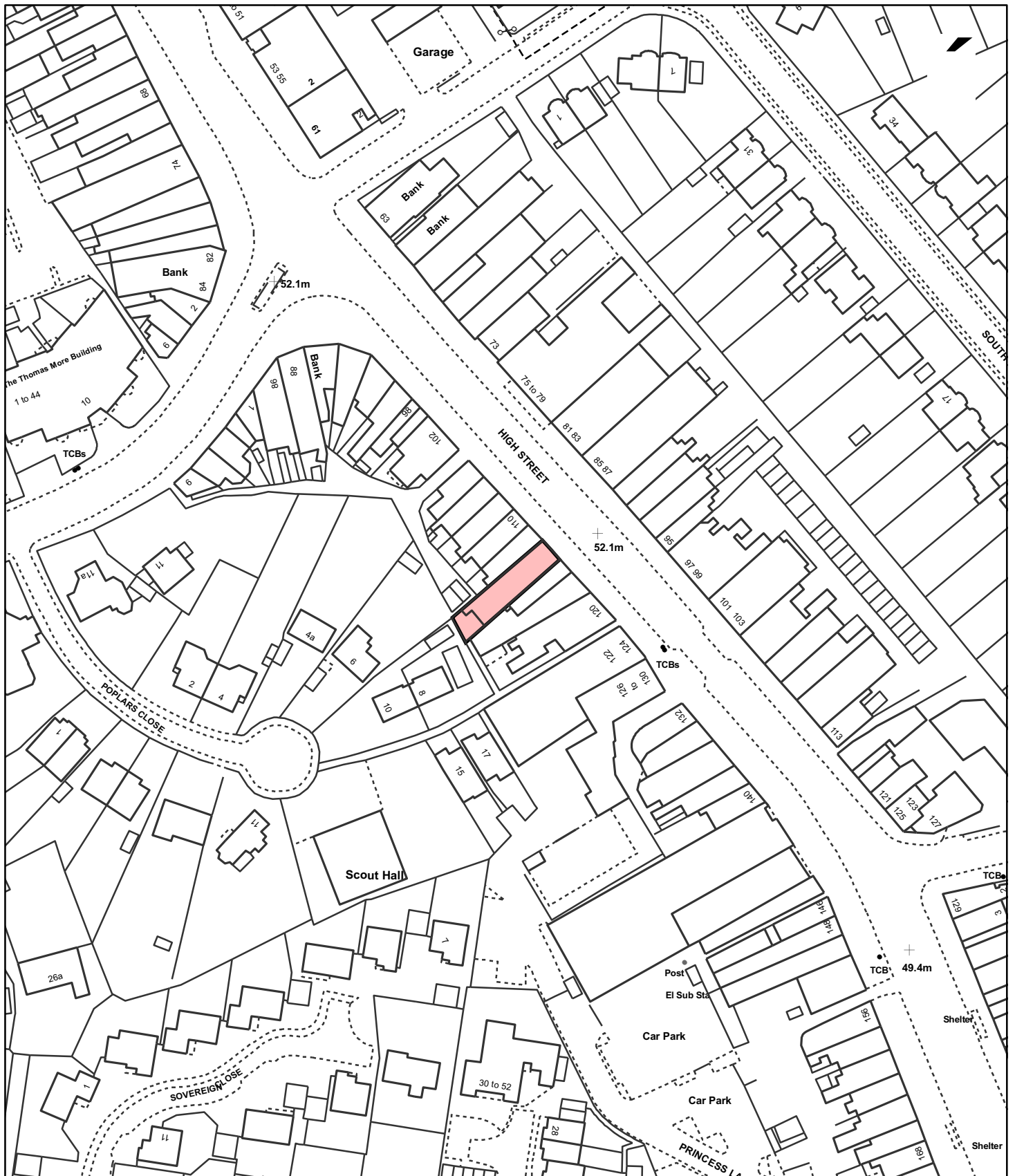
**1** The decision to GRANT advertisement consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights,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

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

BE27 Advertisements requiring express consent - size, design and location  
BE29 Advertisement displays on business premises  
BE4 New development within or on the fringes of conservation areas  
HDAS 'Residential Developments'

**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**114 High Street  
Ruislip**

Planning Application Ref:  
**28254/ADV/2011/6**

Planning Committee  
**North** Page 153

Scale  
**1:1,250**

Date  
**April 2011**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



**HILLINGDON**  
LONDON

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of the Local Government (Access to Information) Act 1985 as amended.

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By virtue of paragraph(s) 1 of Part 1 of Schedule 12A  
of the Local Government (Access to Information) Act 1985 as amended.

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# Plans for North Planning Committee

28th April 2011



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

Page 171

### **Report of the Head of Planning & Enforcement Services**

**Address** LYON COURT AND 28-30 PEMBROKE ROAD RUISLIP

**Development:** Erection of part 2, part 3, part 4 storey blocks, plus accommodation in roof space, to provide 71, one, two and three bedroom flats, together with associated parking and landscaping (involving demolition of existing buildings).

**LBH Ref Nos:** 66985/APP/2010/2894

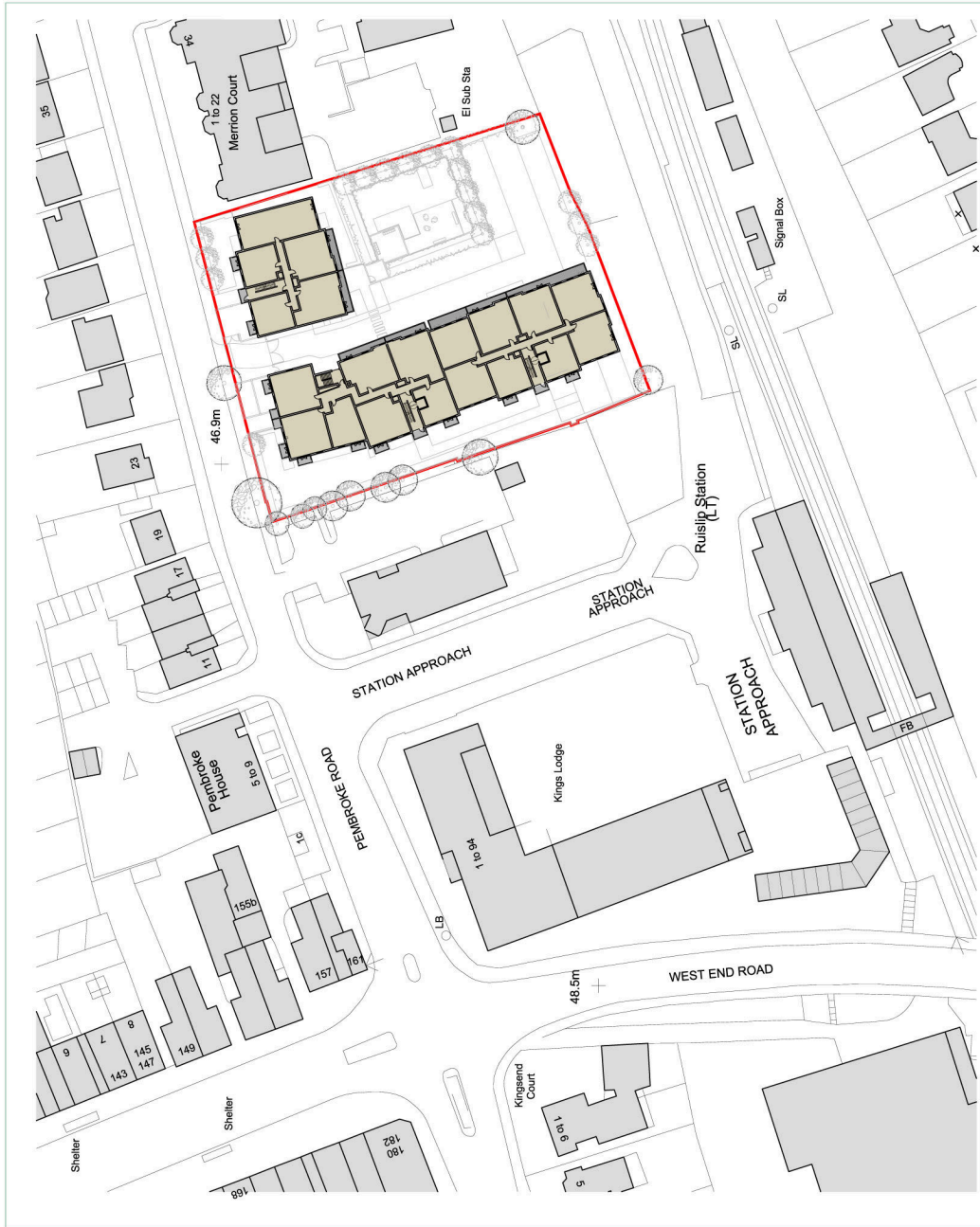
**Date Plans Received:** 15/12/2010                      **Date(s) of Amendment(s):**

**Date Application Valid:** 01/02/2011

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REV.	DATE	BY	CHKD.
A	28.11.10	JY	



**Stanford Eatwell & Associates**  
 Chartered Architects

The County | Borough | London | New Date 2008  
 2 0202 00100  
 E 0202 00100@stanfordeatwell.co.uk

Project: Lyon Court, Pembroke Road, Ruislip

Site Plan as Proposed

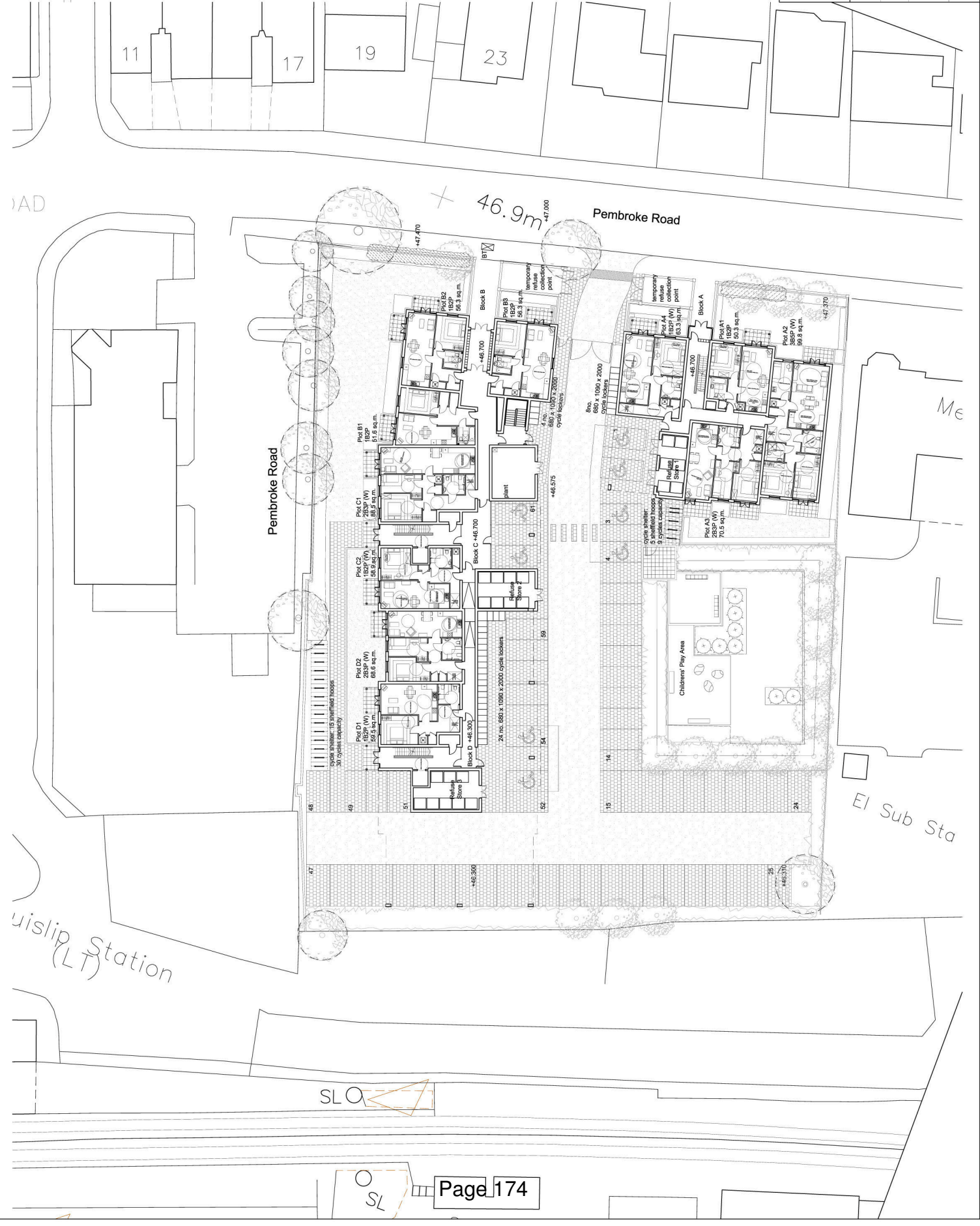
Scale	1:500	Drawn	JY
Date	November 2010	Check	MG

Site No: 1214/P121  
 Rev: A

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REV.	DATE	DESCRIPTION
A	03.08.10	Preparatory issues
B	07.08.10	Levelling and landscaping added
C	07.08.10	Final design issues
D	07.08.10	Ground floor plan
E	21.08.10	Units added to upper levels Block D removed from Block D, Block B units added to upper levels Block D removed from Block D, Block B units added to upper levels Block D removed from Block D, Block B units added to upper levels Block D removed from Block D
F	27.08.10	Units removed from Block A, Block B redesigned
G	27.08.10	Units removed from Block A, Block B redesigned
H	08.10.10	Cycle lockers, refuse and recycling and blue added
I	11.10.10	Units removed from Block A, Block B redesigned
J	11.10.10	Units removed from Block A, Block B redesigned
K	18.10.10	Units removed from Block A, Block B redesigned
L	22.10.10	Units removed from Block A, Block B redesigned
M	11.11.10	Units removed from Block A, Block B redesigned
N	12.11.10	Units removed from Block A, Block B redesigned
O	18.11.10	Units removed from Block A, Block B redesigned
P	23.11.10	Units removed from Block A, Block B redesigned
Q	28.11.10	Units removed from Block A, Block B redesigned



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 01522 631381  
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Project: Lyon Court, Pembroke Road, Ruislip

Site: Ground Floor Plan as Proposed

Scale: 1:200

Date: August 2010

Drawn by: JY

Checked by: MG

Rev: Q

1214/P100



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REV.	DATE	DESCRIPTION
A	03.08.10	Preliminary issues
B	07.08.10	Levelling and landscaping added
C	07.08.10	Final design issues
D	07.08.10	Final design issues
E	21.09.10	Units added to upper levels Block D Block A ground floor
F	27.09.10	Block B units adjacent Block A removed
G	27.09.10	Units and balconies added to lower garden elevations
H	27.09.10	Units and balconies added to lower garden elevations
I	08.10.10	Cycle racks, refuse and recycling and fire address
J	11.10.10	Block B, C & D (checked & approved)
K	18.10.10	Landscaping added to Southwestern boundary
L	18.10.10	Revised in the light of Eircol L103 and WSP
M	11.11.10	Revised in light of Eircol L103 and WSP
N	18.11.10	Final design issues
O	20.11.10	Final design issues
P	20.11.10	Final design issues



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Project: **Lyon Court, Pembroke Road, Ruislip**

Scale: **1:200**

Date: **August 2010**

Drawn by: **JY**

Checked by: **MG**

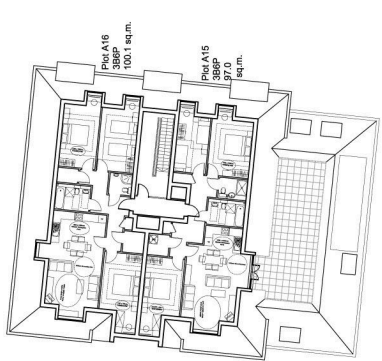
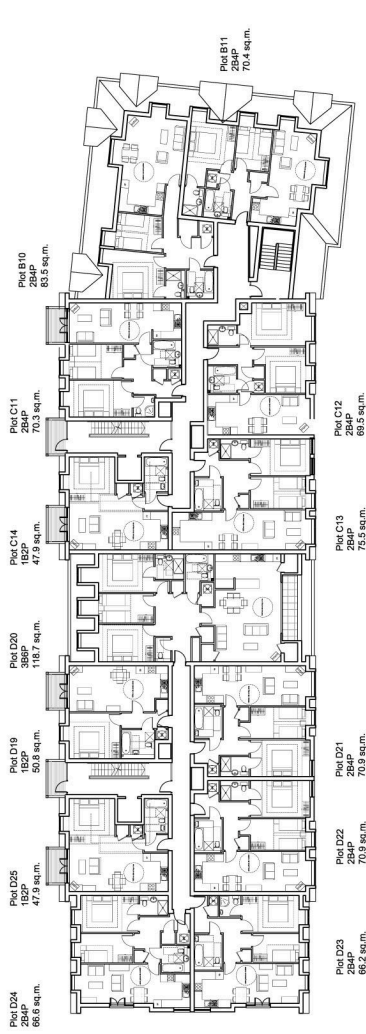
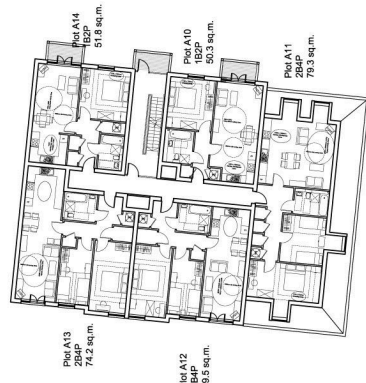
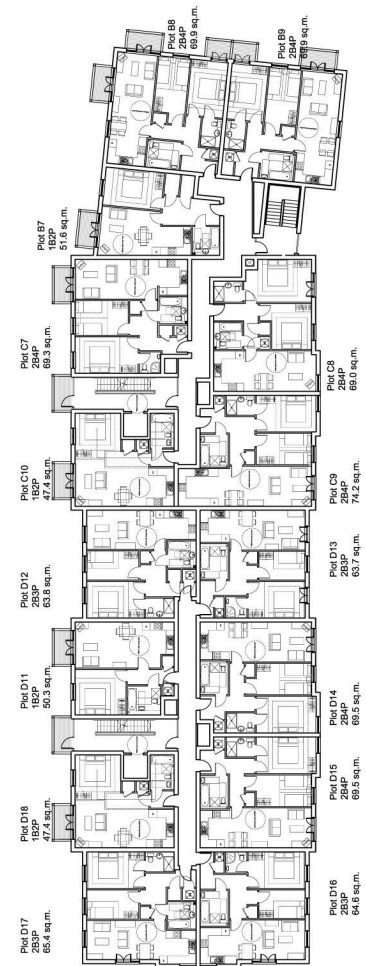
Rev: **0**

Drawing Title: **1214/P101**

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REV.	DATE	DESCRIPTION
A	03.08.10	Preliminary issues
B	03.08.10	Plot 12, 13, 14 and landscaping added
C	03.08.10	Plot 12, 13, 14 and landscaping added
D	21.09.10	Plot 12, 13, 14 and landscaping added
E	21.09.10	Units added to upper levels Block D around floor
F	27.09.10	Block B units adjoining Block A removed
G	27.09.10	Block B units adjoining Block A removed
H	05.10.10	Units added to upper levels Block D around floor
I	11.10.10	Units added to upper levels Block D around floor
J	18.10.10	Units added to upper levels Block D around floor
K	18.10.10	Units added to upper levels Block D around floor
L	18.10.10	Units added to upper levels Block D around floor
M	18.10.10	Units added to upper levels Block D around floor
N	18.10.10	Units added to upper levels Block D around floor
O	28.11.10	Units added to upper levels Block D around floor



1:200 Third Floor Plan

1:200 Second Floor Plan

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Project: Lyon Court, Pembroke Road, Ruislip

Rev: JY  
 Date: August 2010  
 Scale: 1:200

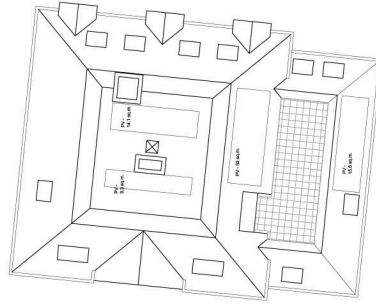
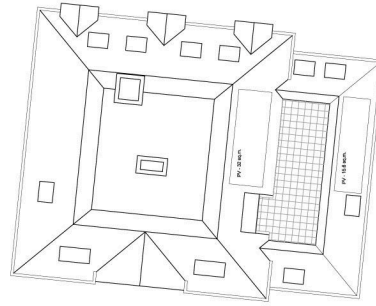
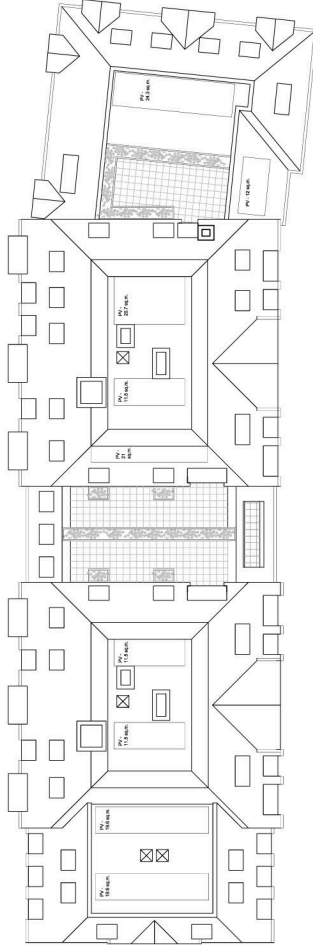
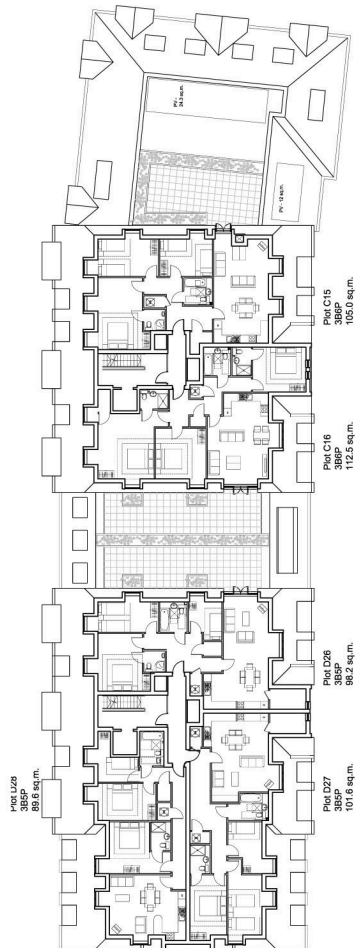
Second and Third Floor Plans

Rev: Q  
 Date: August 2010  
 Scale: 1:200

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REV.	DATE	BY	CHKD.
N	18.11.10	JY	
Q	20.11.10	JY	



1:200 Fourth Floor Plan



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Project: Lyon Court, Pembroke Road, Ruislip

Fourth Floor & Roof Plan

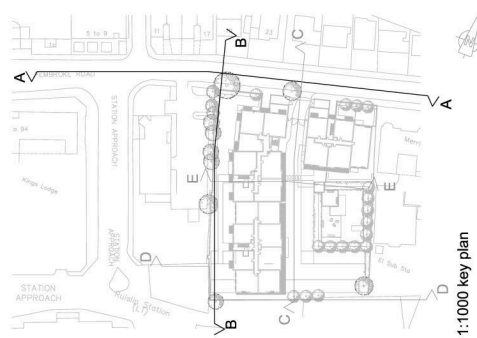
NO.	DATE	BY	CHKD.
1:200		JY	
DATE		CHKD.	
August 2010		MG	

1214/P103

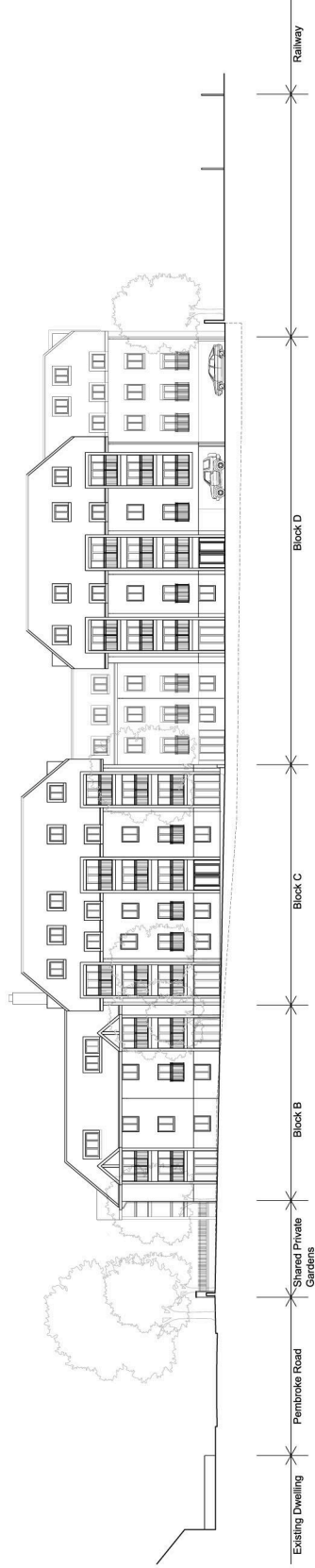
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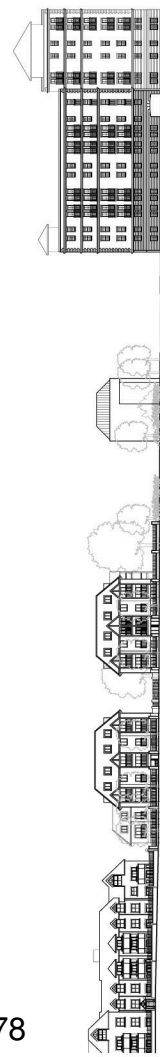
REV.	DATE	BY	CHKD.
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B			
C	21.06.10	JY	
D			
E	27.06.10	JY	
F	11.07.10	JY	
G	12.07.10	JY	
H	22.07.10	JY	
I	23.07.10	JY	
J	19.08.10	JY	
K	19.11.10	JY	
L	28.11.10	JY	



1:1000 key plan



1:200 Elevation B-B



1:500 Elevation A-A Pembroke Road



1:200 Elevation A-A Pembroke Road

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 F 01272 693389  
 E info@stanfordeatwell.co.uk

Project: Lyon Court, Pembroke Road, Ruislip

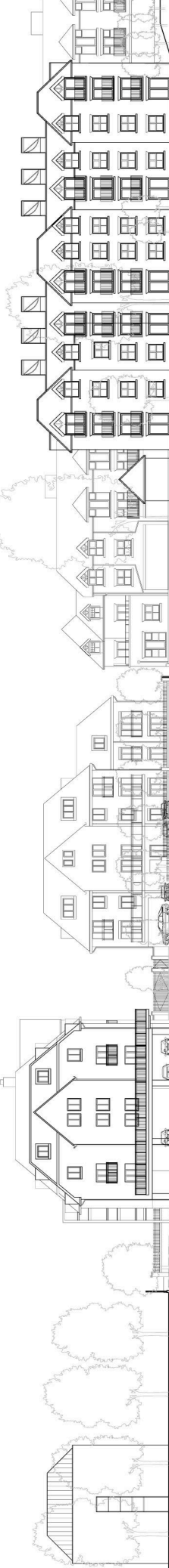
DATE	SCALE	BY	CHKD.
12/200		JY	
DATE	DATE	CHKD.	
September 2010		MG	
DATE	NO.		
12/14/P/110	L		



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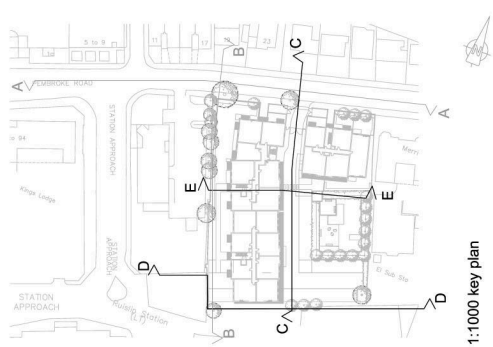
REV.	DATE	DESCRIPTION
A	18.10.10	Preliminary Issue
B	22.10.10	Redesignated Southern End
C	11.11.10	Revised to current plan
D	28.11.10	Revised, issued for Planning
E		Revised, issued for Planning
F		Site Plan Revised



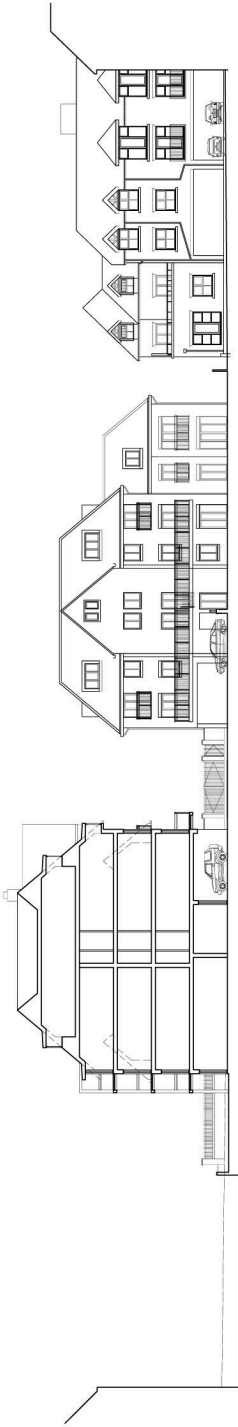
Existing Bus Station  
 1:200 Elevation D-D

Existing Residential Development  
 1:200 Elevation D-D

Block A  
 Block B  
 Block C  
 Block D



1:1000 key plan



1:200 Elevation E-E



1:200 Elevation C-C

<b>Stanford Eatwell &amp; Associates</b> Chartered Architects The Quay   Harport Station   Harport, Cumbria LA20 2QR T: 01524 651380 F: 01524 651381 E: info@eatwellandstanford.co.uk	
Project:	Lyon Court, Pembroke Road, Ruislip
Scale:	1:200
Date:	August 2010
Drawn by:	JY
Checked by:	MG
Drawn No.:	1214/P111
Rev.:	F

**Elevations as Proposed (Sheet 2)**



**Tree Protection**

Tree Protection Fencing	
No-Dig Construction	
No-Dig Hard Surface	

**Trees Removed**

Trees Required to be Removed	
------------------------------	--

**Tree Survey - BS5837:2005**

Tree Condition Codes

Category A (High)	
Category B (Moderate)	
Category C (Low)	
Category R (Remove)	
Root Protection Area	

Surveyed By: R D D Grainger  
 Checked By: M J C (for) P A S  
 Date: 25 October 2010

**tmc**  
 Arboricultural Consultants

**Tree Management Consulting LLP**  
 21 Surpham Lane  
 Guildford  
 Surrey GU1 7LN

Tel: 01483 532786  
 E-Mail: rdd@tmccllp.co.uk

Client: London Square Developments Ltd

Site: 28-30 Lyon Court  
 Pembroke Road  
 Ruislip

Title: Tree Protection Plan (TFP)  
 AMS6

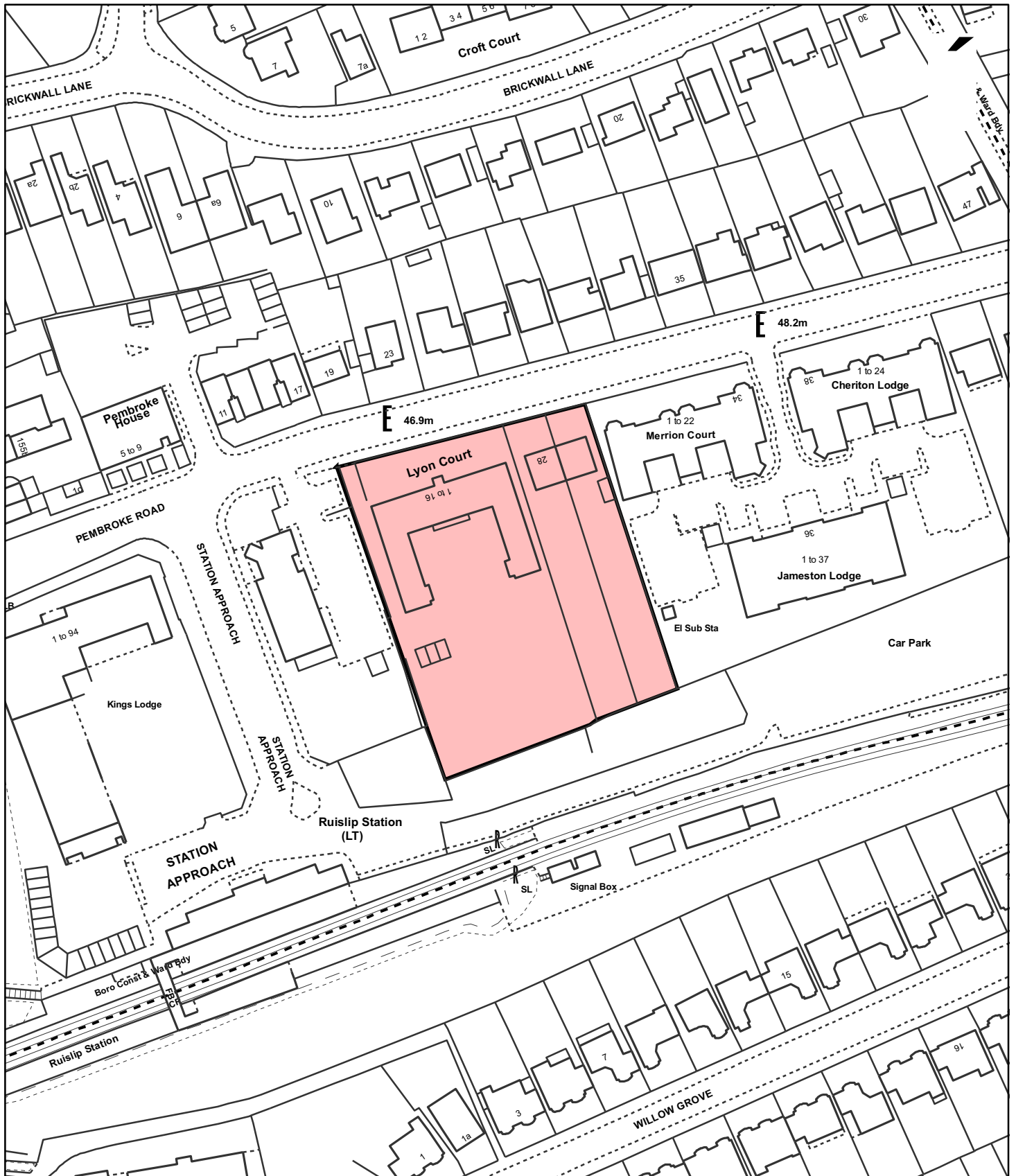
Scale : 1:200 @ A1  
 Date : 21 January 2011  
 Drawing Ref : TMC-10049-TFP











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Site Address

**Lyon Court and  
28 - 30 Pembroke Road  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services  
Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111

Planning Application Ref:  
**66985/APP/2010/2894**

Scale  
**1:1,250**

Planning Committee  
**North Page 183**

Date  
**April 2011**



### **Report of the Head of Planning & Enforcement Services**

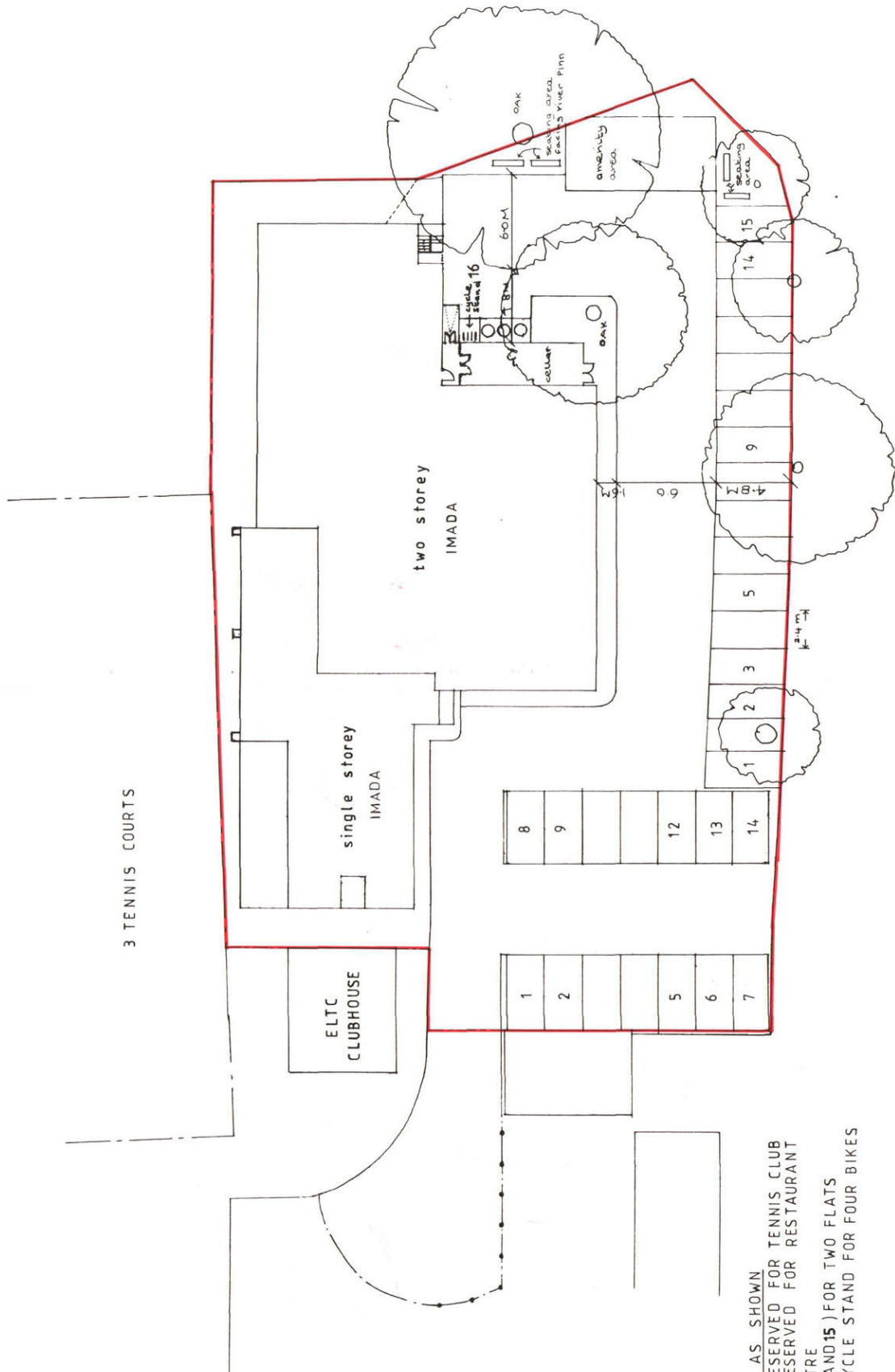
**Address** IMADA 12 KADUNA CLOSE EASTCOTE

**Development:** Erection of a first floor side extension to provide 2 two-bedroom flats with associated parking and amenity space.

**LBH Ref Nos:** 52580/APP/2010/2293

**Date Plans Received:** 30/09/2010                      **Date(s) of Amendment(s):** 30/09/2010

**Date Application Valid:** 21/10/2010                      21/10/2010



3 TENNIS COURTS

single storey  
IMADA

two storey  
IMADA

ELTC  
CLUBHOUSE

PARKING LAYOUT AS SHOWN  
 14 CAR SPACES RESERVED FOR TENNIS CLUB  
 13 CAR SPACES RESERVED FOR RESTAURANT  
 AND FITNESS CENTRE  
 2 CAR SPACES (14 AND 15) FOR TWO FLATS  
 1 SPACE (16) FOR CYCLE STAND FOR FOUR BIKES

IMADA PREMISES  
 12 KADUNA CLOSE  
 EASTCOTE  
 MIDDLESEX HAS 2PZ  
 AUGUST 2010  
 DRAWING NO.5

SCALE 1:200 BLOCK PLAN





**CONSTRUCTION NOTES**

**FOUNDATIONS**  
 Foundations to be 400mm wide and 1.2m deep into clay. Information obtained from the Local Authority Building Control for the single storey rear extension.  
 Expose existing foundation for inspection if required by the Building Control Surveyor.

**EXTERNAL WALLS** (1.2m x 2.1m x 2.1m)  
 270mm external brickwork and 75mm cavity filled with rockwool insulation bats or similar and 100 mm internal carbon blockwork. Seal cavity at roof level with brick on the inside.  
 Close cavity at window reveals with insulated cavity insulation bats.  
 Provide stainless steel cavity ties at 900mm centres horizontally and 450mm centres vertically. Use stainless ferric profile and ties to brickwork and blockwork at the junction with the existing building.  
 Apply 15mm lightweight plaster finish to the internal walls and ceiling.

**ENTRALS**  
 Install insulated Glazé blocks C17 or C18 or similar over external openings and having a minimum 150mm end bearing.

**FIRST FLOOR**  
 According to be 27mm dia floor joists spaced at 400mm on centres and increased at 200mm on centres to 400mm on centres at the ends. All joists to be supported on 100mm x 100mm rock wood supported on chibben where between joists to achieve sound insulation.

**SKIRTS/WORK PARTITIONS**  
 Internal walls of first floor level to be new studwork partitions, to be fixed out of 100x50mm softwood vertical studs at 400mm on centres with 102.5mm hard and soft plates and to be fixed each side with 1 layer of 12.5mm "scotchblock" plasterboard with 3mm skim coat. Void to be filled with 120mm alkali sound deadening quilt or Lining to the internal wall partitions to be 10 kg/m<sup>2</sup>.

Where new stud partitions are parallel to joist spans, joists to be doubled up and bolted together at the ends. Where new stud partitions are perpendicular to joist spans, joists to be bolted together at the ends. Where a right angle to joist spans, void blocking to be inserted between joists below partition.

**ROOF WINDOWS**  
 All first floor habitable rooms to have an unobstructed openable area that is at least 0.33m<sup>2</sup> and 500mm wide and 700mm high. The bottom of the openable area should be not more than 1100mm above the floor.

**FLOORING** (1.2m x 2.1m x 2.1m)  
 Flooring tiles suitable for 30 degree pitch to match existing in colour, texture and pattern. The tiles to be fixed strictly in accordance with manufacturer's instructions on 38.2mm s.w treated battens on "Tylek" roofing felt on 125.50mm s.w rafters at 400mm centres.

Provide 22x75mm profile struts at mid-span by 100.50mm stud supported off the existing blank wall or minimum 3 no. ceiling joists bolted together at maximum 1500mm centres. Provide 175x50mm ceiling joists at 400mm centres. Provide 150mm fireglass insulation between 175x50mm ceiling joists at 400mm centres. 150mm lead across the ceiling joists - to give 250mm lead thickness.

Ventilate all areas with 20mm continuous gap with "Wicor Glassfree" over fascia vent, install at higher level of the Vent pipe to provide cross flow ventilation.

Ceiling to be 12.5 mm foil backed plasterboard and 5mm gypsum plaster finish.  
 Lateral Suspend at roof level to be given by 30 x 5mm mild steel galvanized strips at maximum 2 metre centres and to span over the existing roof structure with full depth noggins between timber sections and twice nailed between each joist.  
 Existing battens/carriage carrying additional loads to be exposed on site to assess suitability and twice nailed between each joist.

Electrical installations to be carried out in accordance with the requirements of Part P of the Building Regulations. All electrical work required to meet the requirements of Part P of the Building Regulations must be designed, installed, inspected and tested by a person competent to do so.

**ELECTRICAL**  
 All electrical work required to meet the requirements of Part P of the Building Regulations must be designed, installed, inspected and tested by a person competent to do so.

**HEATING**  
 Central heating system to be extended into the extension by suitably qualified person. New radiator to be sized to achieve minimum 21 degree C when the outside temperature is 0 degree C. Radiators to be provided with thermostatic radiator valves and timing devices.

New Gas fired heating boiler is required to be of a condensing type (with a minimum efficiency rating not less than 86%) unless demonstrated in accordance with Part L to be impractical.

The heating system installation is required to be carried out by a CO2/CFE registered heating engineer.

The insulation of storage vessels and pipework to be in BS 5466, BS499, BS5194, or BS7206 as appropriate.

**DECORATIONS**  
 New softwood joinery to be Kips, two coats undercoat and one coat gloss oil paint. Client to advise on remainder of decoration schedules and including floor finish.  
 All internal and external decorations to be made good where damaged.  
 All skirting and architraves are to be softened to match the existing and are to be gloss painted of a colour directed by the client.  
 New wall surfaces are to be emulsion painted of a colour directed by the client.

At least one window to be fitted with trickle ventilator having not less than 8000 m<sup>3</sup>/an effective ventilation area to all habitable and non habitable rooms.  
 The bathroom (including above with windows) to be mechanically ventilated to give three air changes per hour as measured at the inlet and outlet, operated by the light switch with 15 min overrun facility and ducted to the external air.

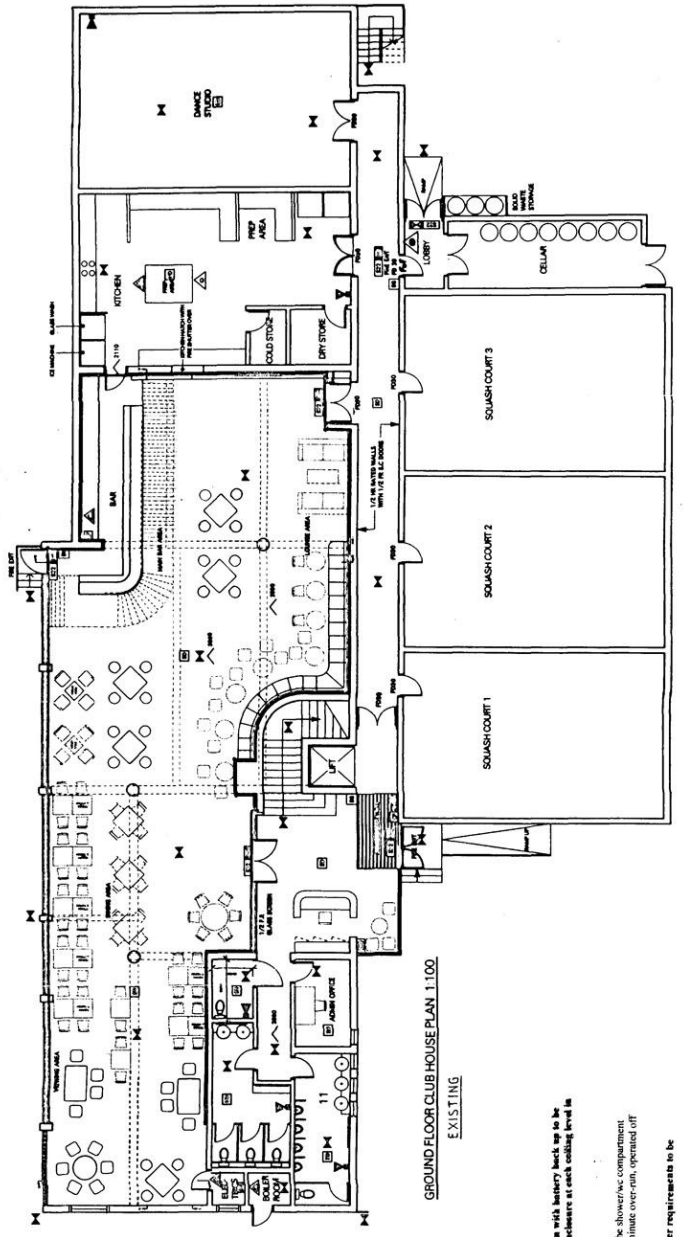
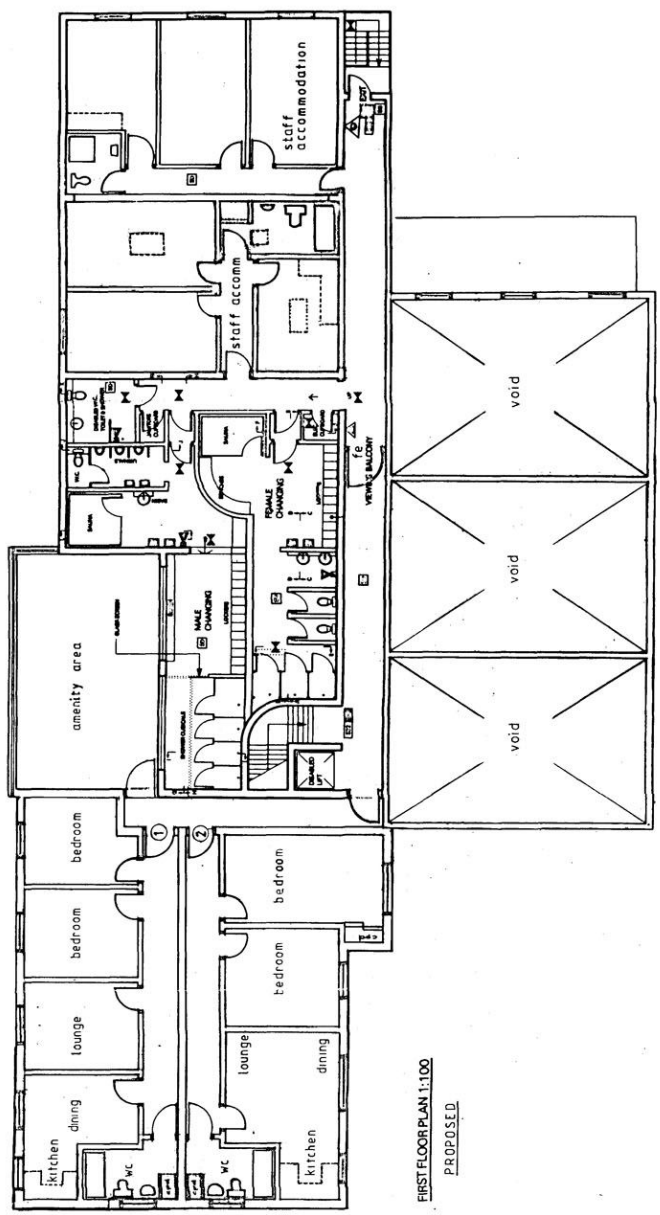
At least one window to be fitted with trickle ventilator having not less than 8000 m<sup>3</sup>/an effective ventilation area to all habitable and non habitable rooms.

The bathroom (including above with windows) to be mechanically ventilated to give three air changes per hour as measured at the inlet and outlet, operated by the light switch with 15 min overrun facility and ducted to the external air.

**FLASHINGS/SKIMMERS**  
 Provide code 4 lead flashing minimum 150mm upstand built into wall at wall/roof abutment.  
 Generally, all lead work to be in accordance with the Lead Development Association's publication "Lead Sheet in Building - a guide to good practice".

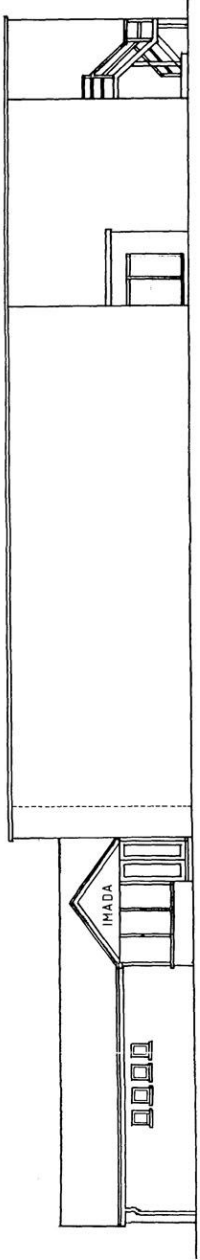
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PROPOSED TWO FLATS LAYOUT AT FIRST FLOOR	
SCALE	1:100
DATE	24/07/10
NO.	2
PROJECT	FLATS
CLIENT	MAEA

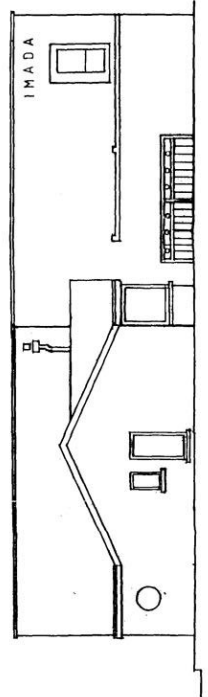


Mains operated smoke detection and alarm system with battery back up to be installed to BS 5833 Part 1, within the staircase enclosure at each ceiling level in compliance with BS 5833 or BS 5446, Part 1.  
 MECHANICAL VENTILATION  
 Provide mechanical fan using Vent Axia or similar to the shower/wc compartment giving minimum three air changes per hour with a 20 minute over-run, operated off the light switch and ducted to the external air.  
 Position of lighting, power points, radiators and other requirements to be decided by owner in consultation with the builder.

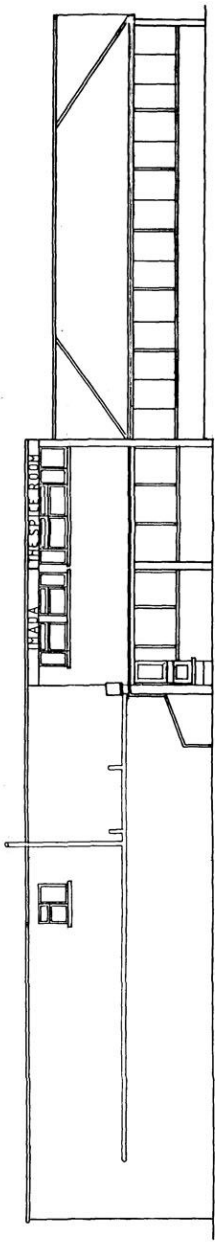
IMADA PREMISES  
 EXISTING ELEVATIONS  
 12 KADUNA CLOSE  
 EASTCOTE  
 MIDDLESEX HA5 2PZ  
 SCALE 1:100  
 DRAWING NO.3  
 August 2010



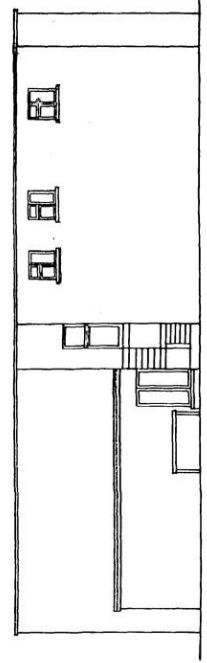
FRONT ELEVATION



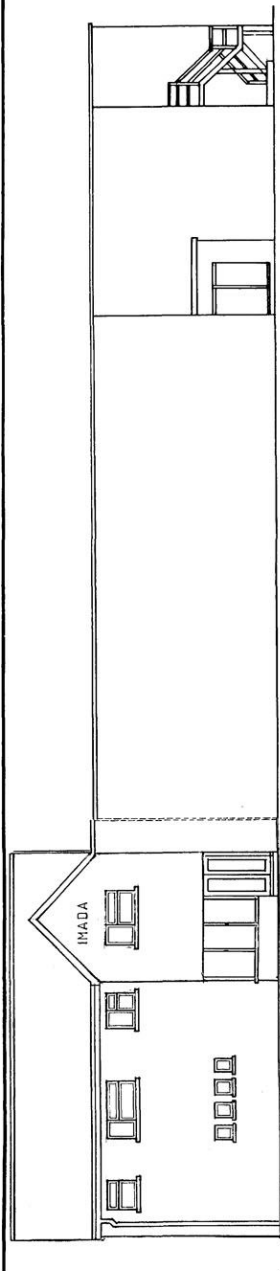
SIDE ELEVATION



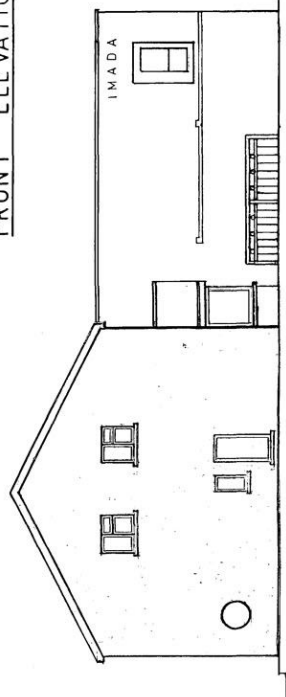
REAR ELEVATION



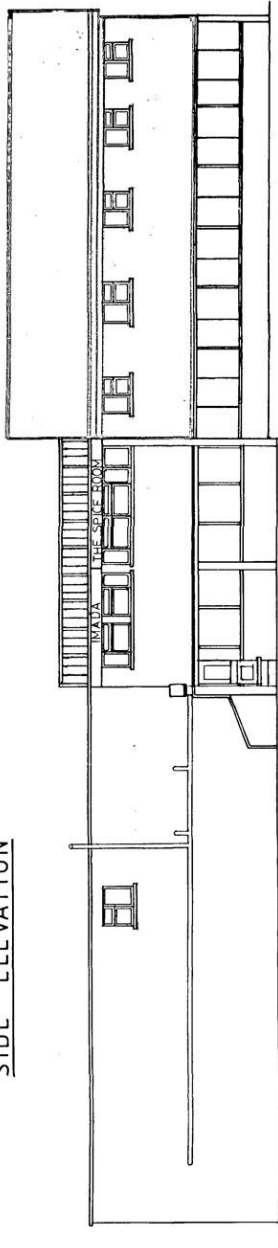
SIDE ELEVATION FACING RIVER PINN



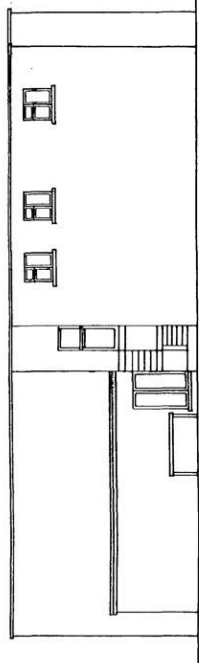
FRONT ELEVATION



SIDE ELEVATION



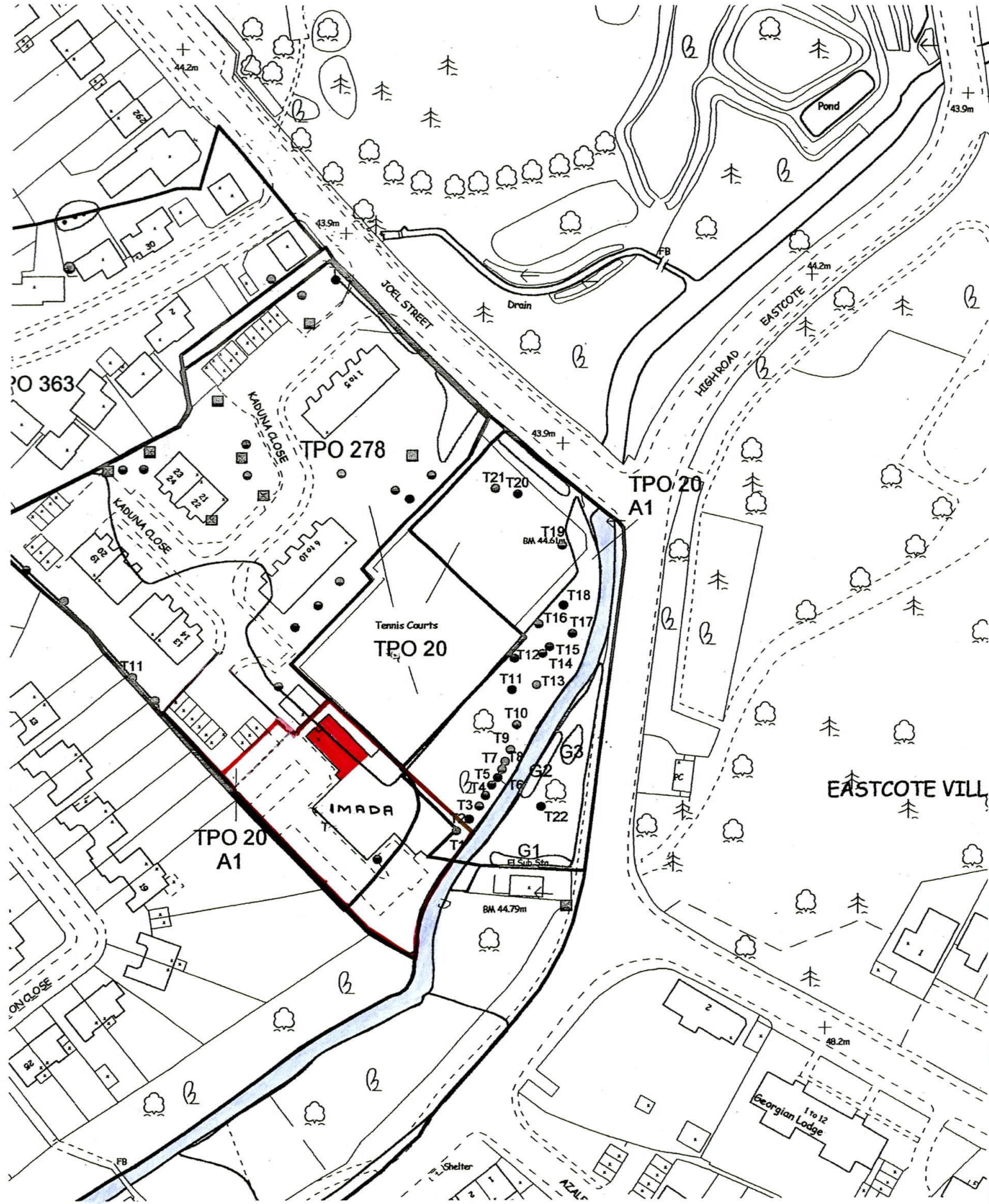
REAR ELEVATION



SIDE ELEVATION FACING RIVER PINN

IMADA PREMISES  
 PROPOSED ELEVATIONS  
 12 KADUNA CLOSE  
 EASTCOTE  
 MIDDLESEX HA5 2PZ  
 SCALE 1:100  
 DRAWING NO. 4  
 august 2010





1:1250

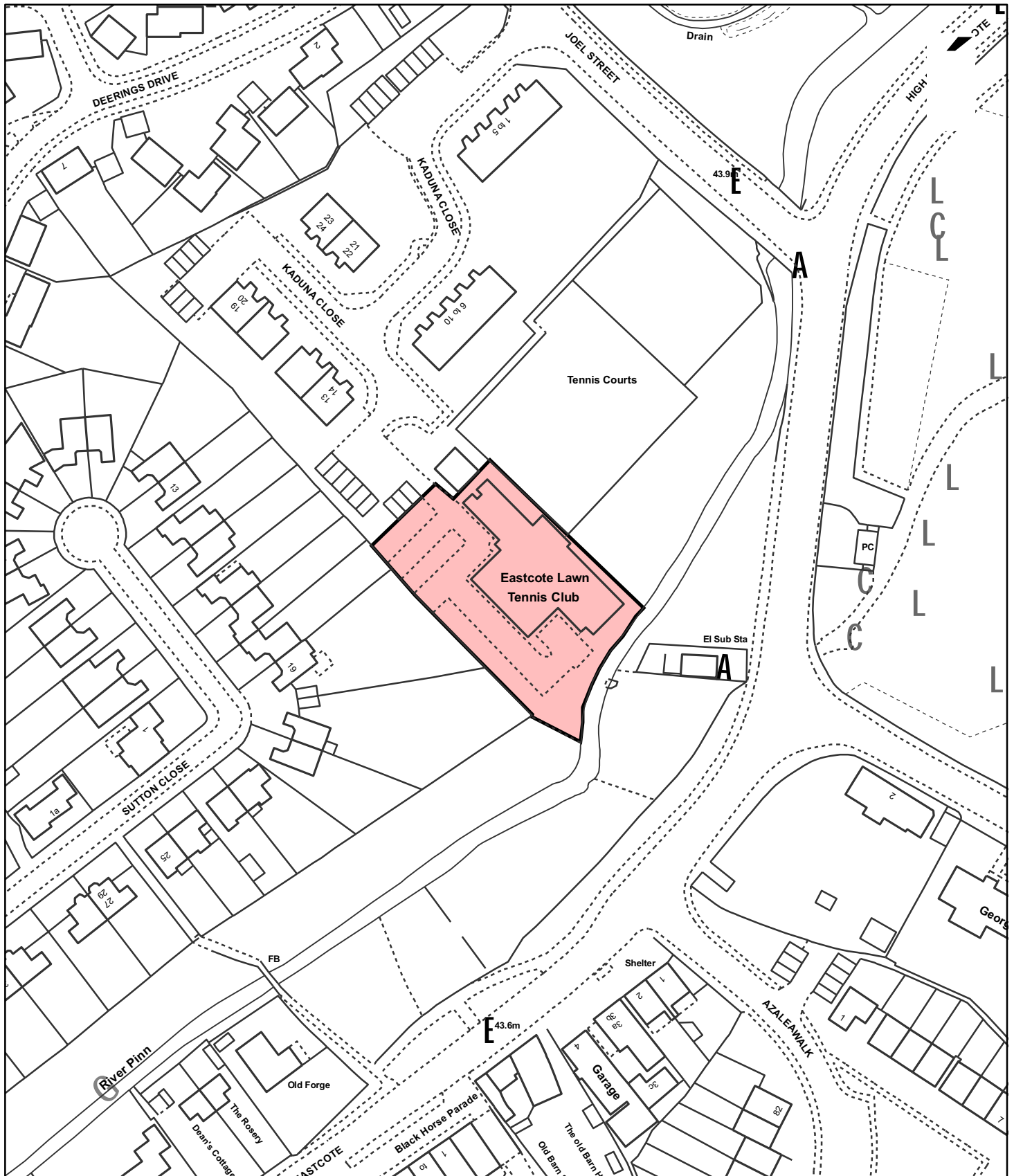


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- Unscheduled Trees
- Scheduled Trees
- current
- deleted/removed
- replaced
- TPO Boundaries
- area boundary
- ... group boundary
- t.p.o. boundary
- ▬ woodland boundary

**tpo 275**  
 Land at corner of Joel Street & High Road.  
 Eastcote





**Notes**

 Site boundary

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Site Address

**Imada, 12 Kaduna Close  
Eastcote**

Planning Application Ref:

**52580/APP/2010/2293**

Planning Committee

**North** Page 191

Scale

**1:1,250**

Date

**April 2011**

**LONDON BOROUGH  
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**Planning,  
Environment, Education  
& Community Services**

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



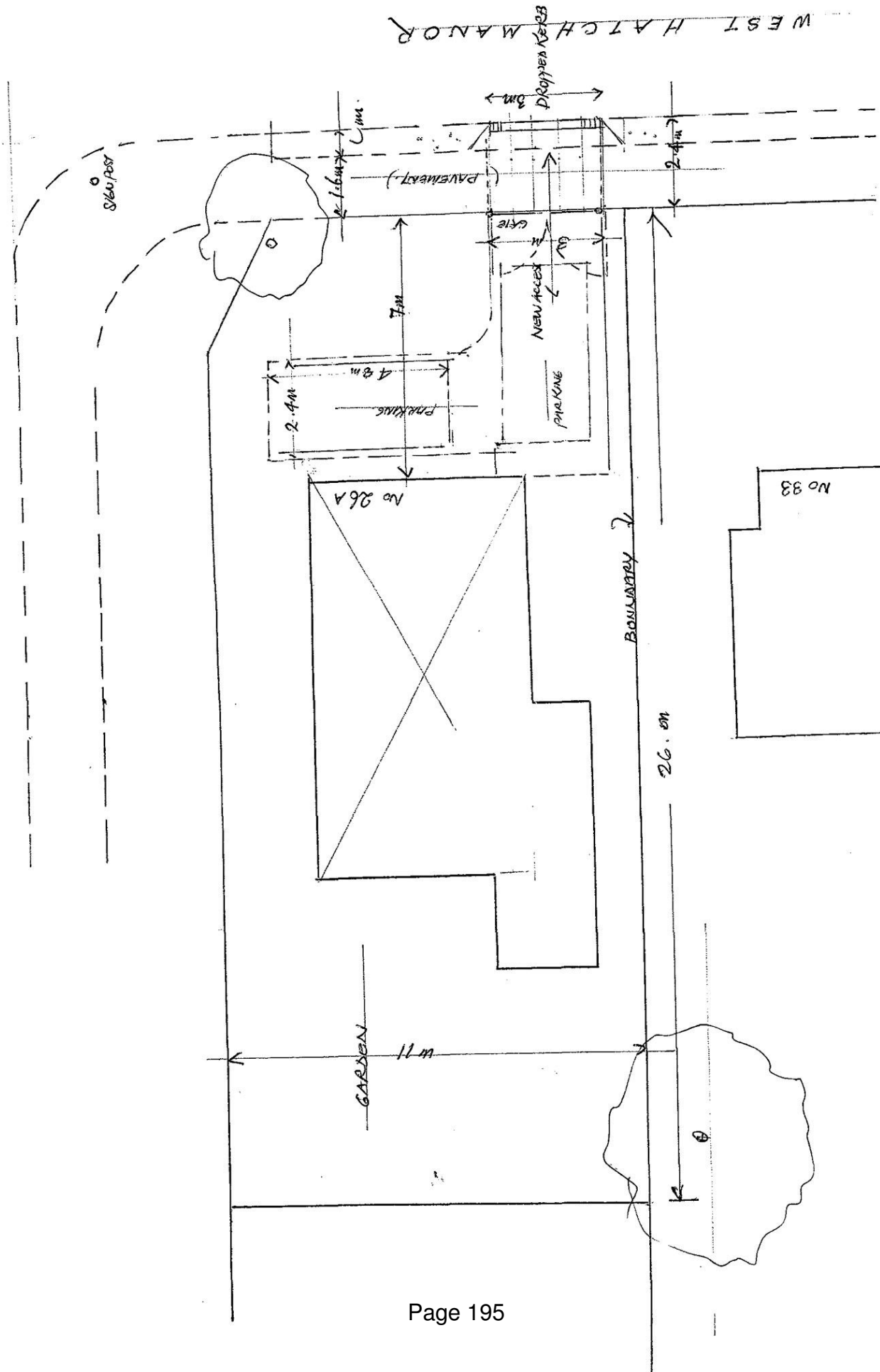
**HILLINGDON**  
LONDON







WINDMILL HILL



Vural Sargin Architect  
 111 St. Stephens Road.  
 London  
 W13 8JD

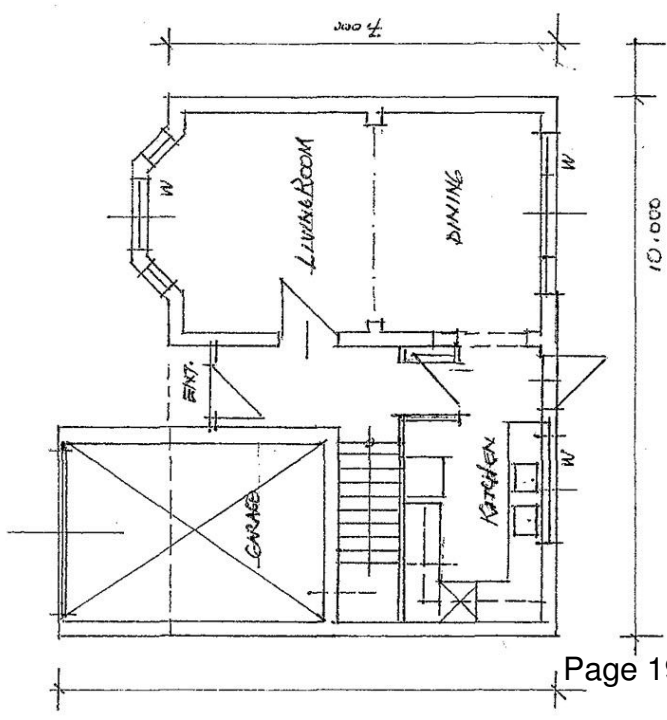
Tel/Fax: 0208 997 7679  
 Mobile: 0776 232 4792

SITE PLAN Scale 1:100  
 (PROPOSED NEW STRUCTURE CROSSOVER)

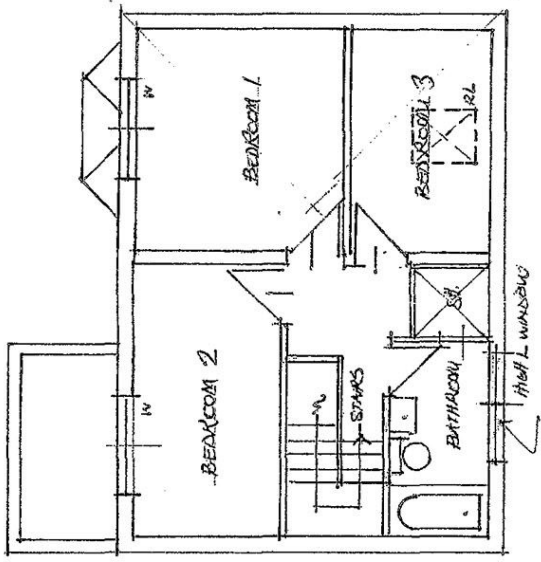
3

26B WINDMILL LANE, RAUSLIP MANOR HA4 - 8QE, MDDX.

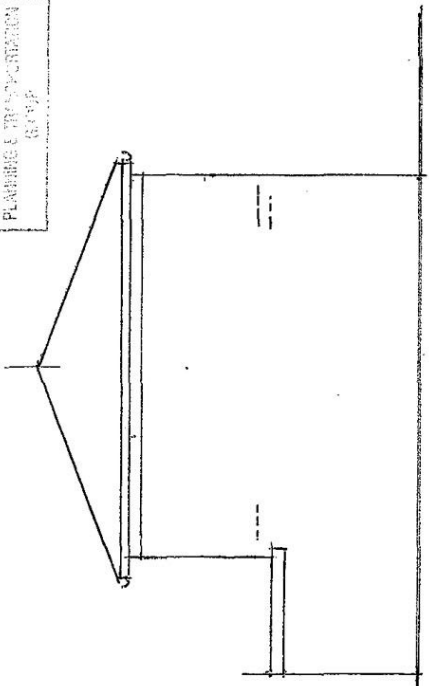
LOGGED AS REQUIRED  
REMOVED  
24 JAN 2011  
PLANNING & TRAFFIC POSITIONING  
GROUP



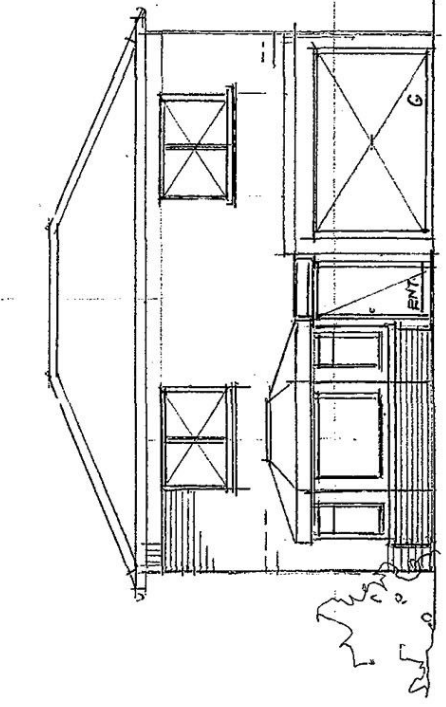
GROUND FLOOR 1:100



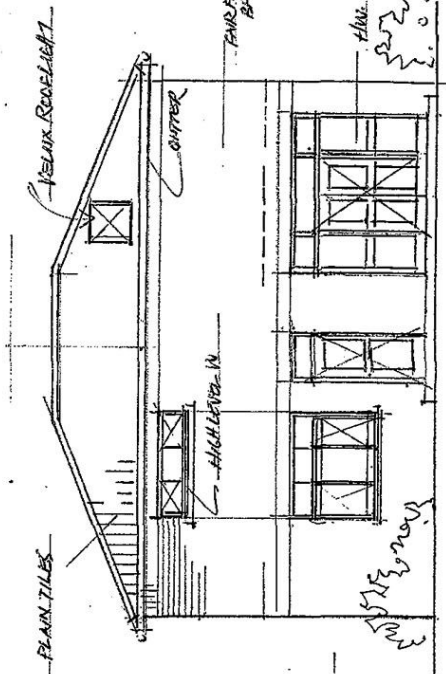
FIRST FLOOR 1:100



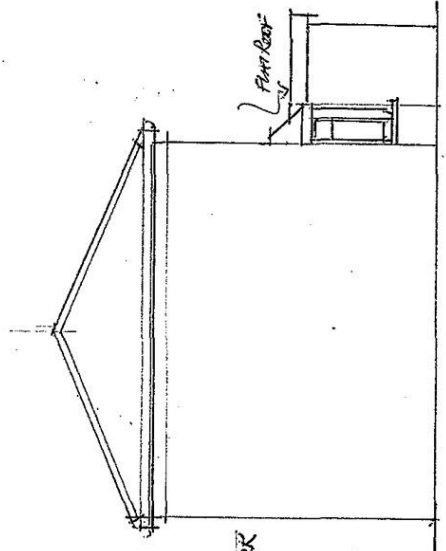
WEST ELEVATION (SIDE) 1:100



NORTH ELEVATION (FRONT) 1:100

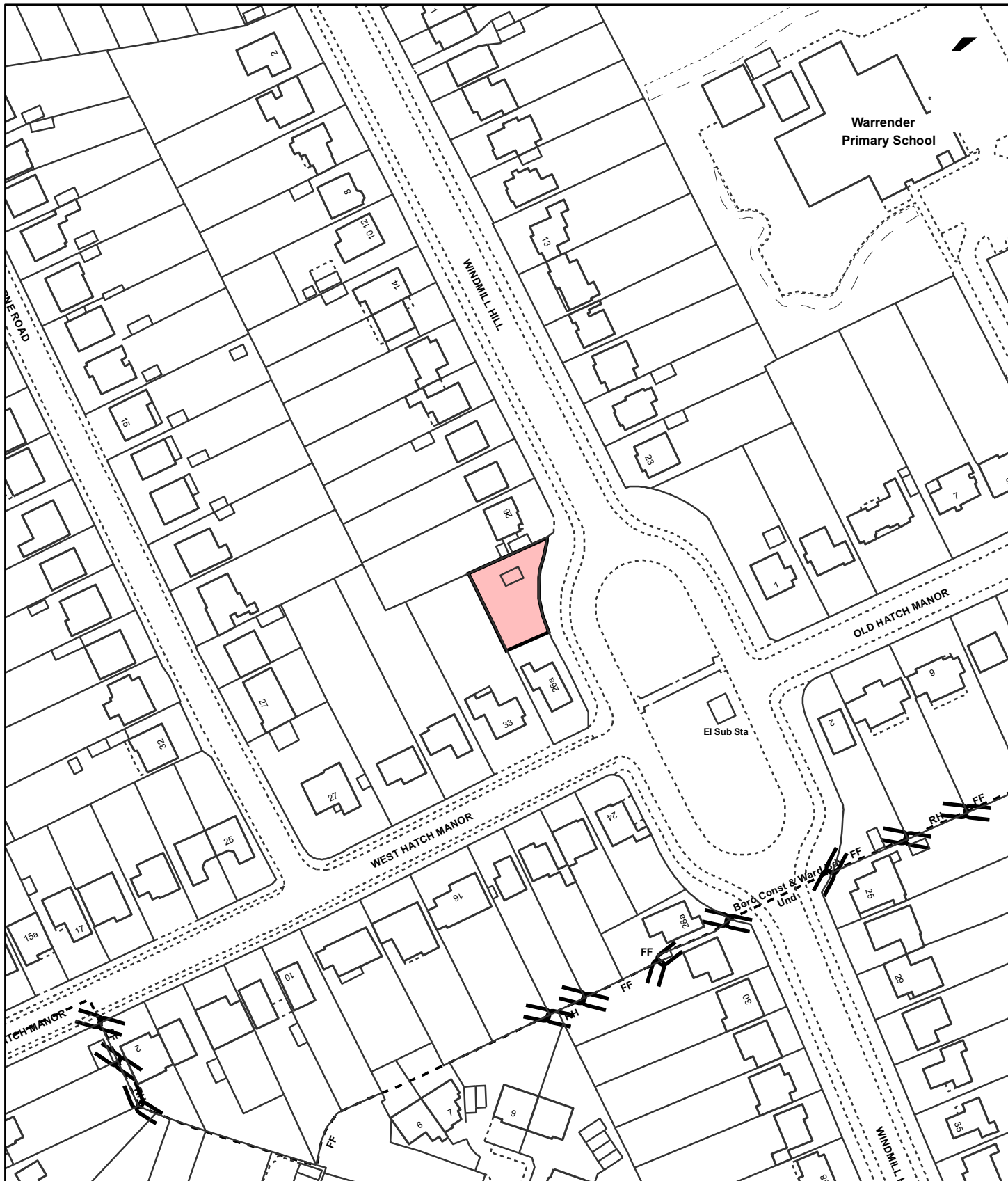


SOUTH ELEVATION (REAR) 1:100




EAST ELEVATION





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London Borough of Hillingdon  
100019283 2011

Site Address	
<b>Land forming part of 26A Windmill Hill Ruislip</b>	
Planning Application Ref:	Scale
<b>67242/APP/2011/145</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 197	<b>April 2011</b>

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



HILLINGDON

LONDON

**Report of the Head of Planning & Enforcement Services**

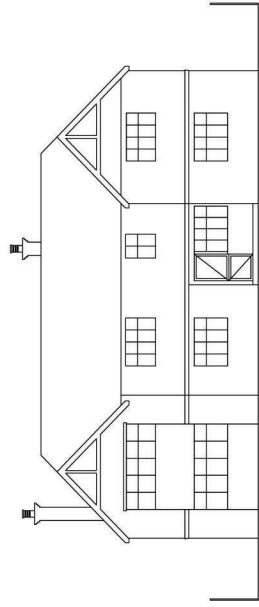
**Address** 37 KEWFERRY ROAD NORTHWOOD  
**Development:** Erection of a front porch (Retrospective application.)  
**LBH Ref Nos:** 29369/APP/2011/155

**Date Plans Received:** 24/01/2011      **Date(s) of Amendment(s):**  
**Date Application Valid:** 24/01/2011

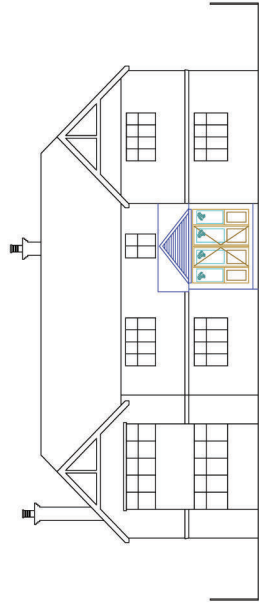


All dimensions and levels to be checked on site prior to preparation of final drawings and commencement of work on site.  
Do not scale from this drawing.  
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This drawing is to be read in conjunction with all relevant consultant's and/or specialist's reports and specifications. Any variations or variations are to be notified to Reach-Engineering before the affected work commences.

NOTES:  
Internal layouts are indicative only

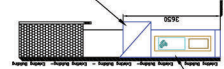
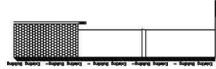


Existing Front Elevation



Proposed Front Elevation

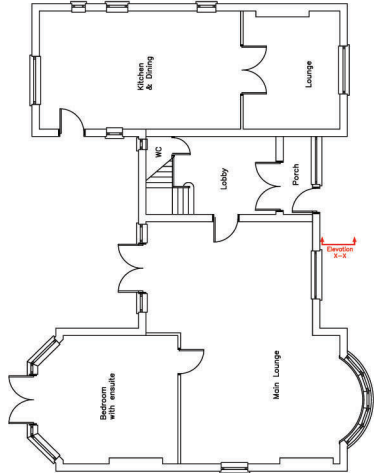
Existing Elevation X-X



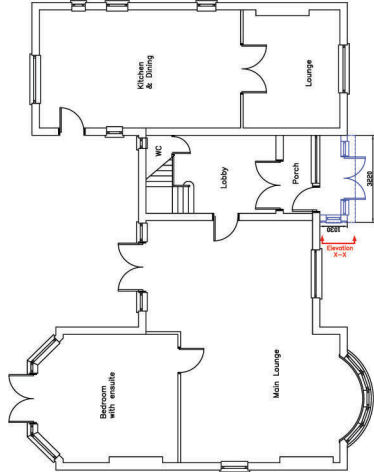
Red roof tiles to be retained on roof and that of neighboring properties

Walls constructed of red brick on existing building

Proposed Elevation X-X



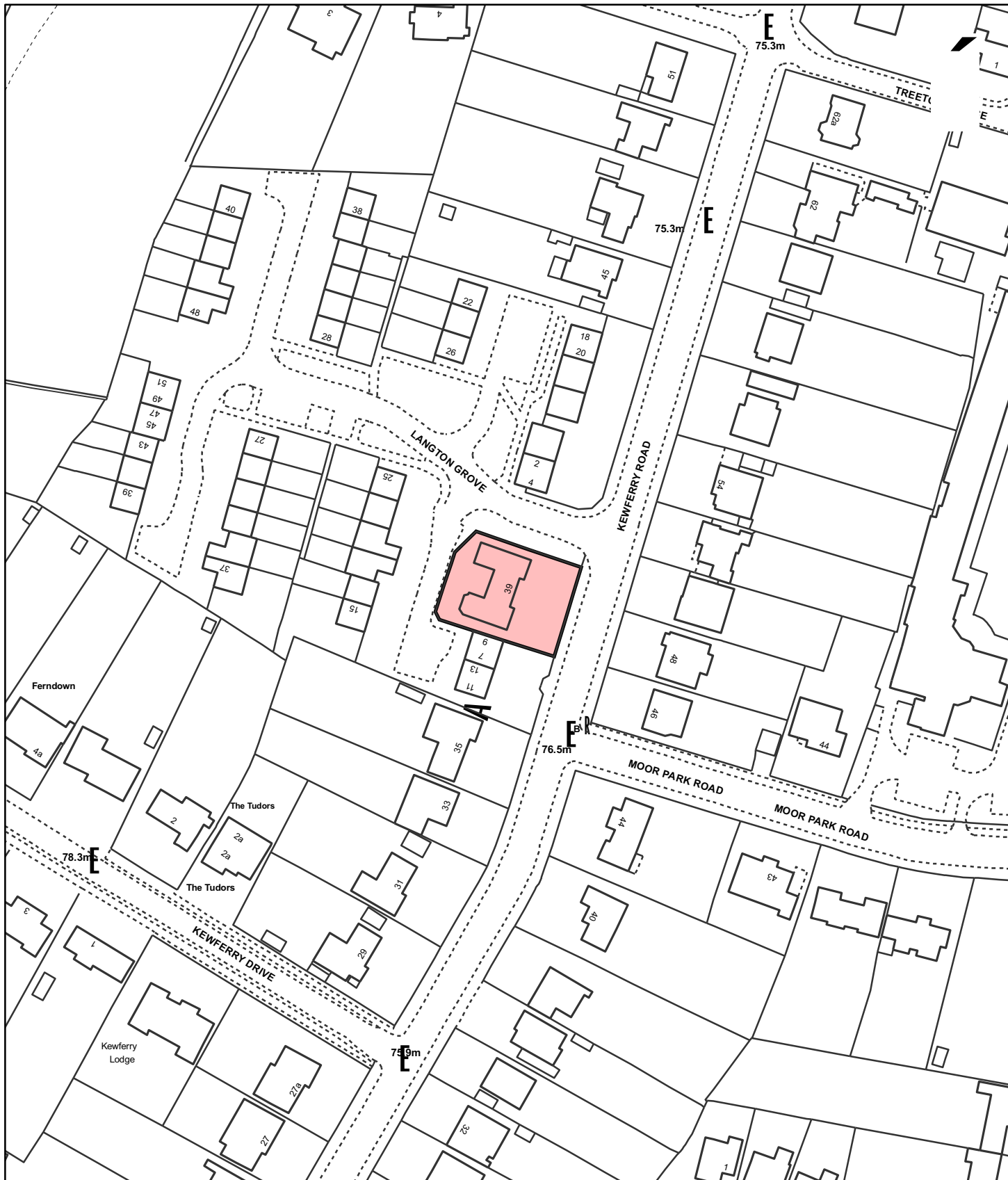
Existing Ground Floor Plan




Proposed Ground Floor Plan



0	Initial Issue	4/01/11
Rev	Purpose	Date
<b>techEngineering</b>		
CLIENT: <b>Mir K Versani</b>		
PROJECT: <b>Kirlands</b>		
<b>37 Kewferry Road,</b>		
<b>HA6 2PE</b>		
PURPOSE OF ISSUE: <b>Planning Regularisation</b>		
TITLE: <b>Porch Existing &amp; Proposed Details</b>		
PURPOSE OF ISSUE: <b>Planning</b>		
SCALE:	DRAWN BY:	CHECKED BY:
1:100	RJG	PS
DATE:	04/01/11	
JOB NO.:	DRAWING NO.:	REVISION:
11-001	04	0



**Notes**

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100019283 2011

Site Address	
<b>37 Kewferry Road Northwood</b>	
Planning Application Ref:	Scale
<b>29369/APP/2011/155</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 200	<b>April 2011</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



HILLINGDON

LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** 37 KEWFERRY ROAD NORTHWOOD

**Development:** Boundary wall to front/side (Part retrospective application.)

**LBH Ref Nos:** 29369/APP/2011/156

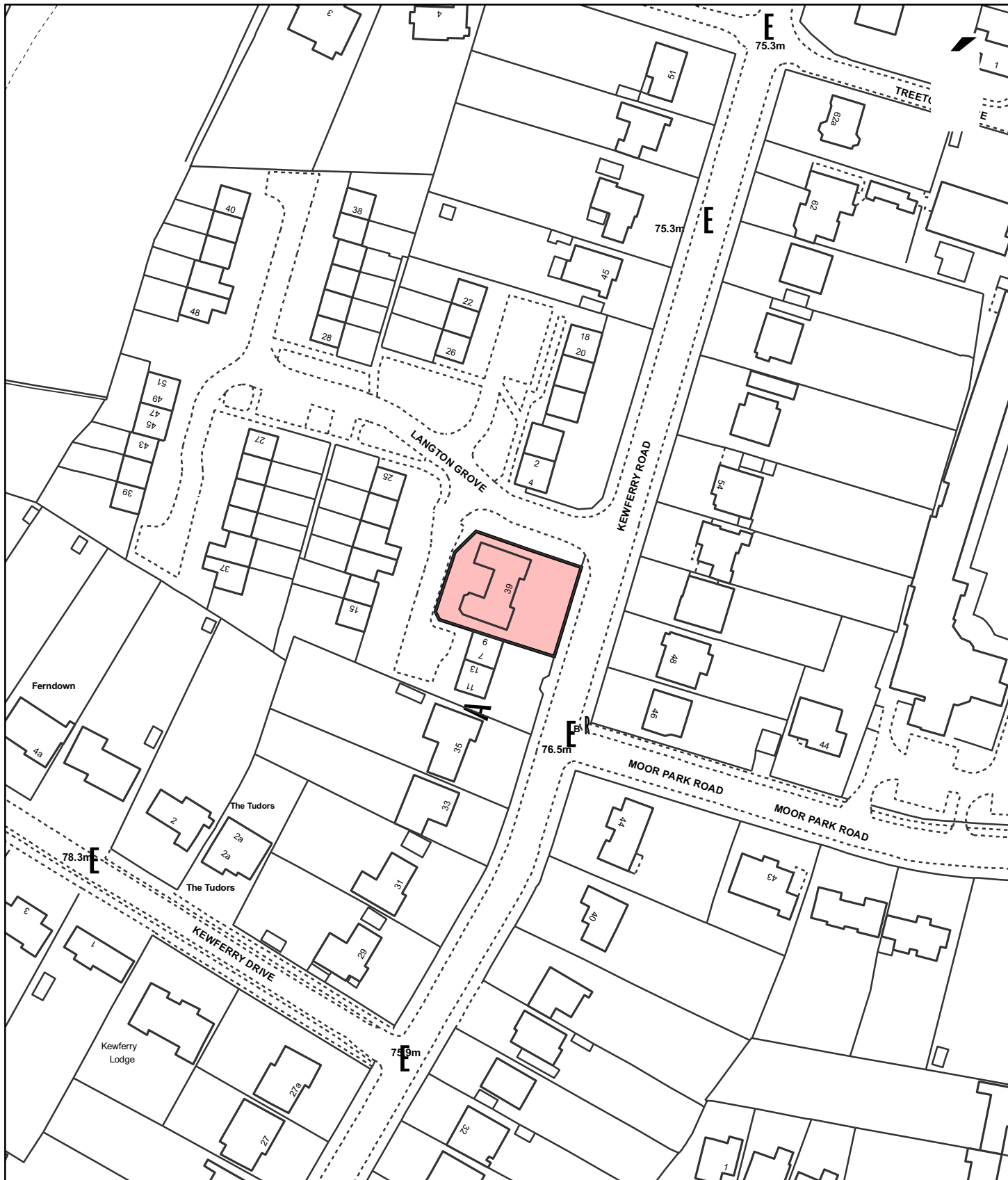
**Date Plans Received:** 24/01/2011

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


**Date Application Valid:** 24/01/2011







**Notes**

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Site Address	
<b>37 Kewferry Road Northwood</b>	
Planning Application Ref:	Scale
<b>29369/APP/2011/156</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 203	<b>April 2011</b>

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& Community Services**

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Telephone No.: Uxbridge 250111



HILLINGDON

LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** LAND OPPOSITE 144 JOEL STREET NORTHWOOD

**Development:** Replacement of existing 15m high mobile phone mast with a 17.5m high mast with 3 no. antennas, replacement of one equipment cabinet and installation of one new equipment cabinet

**LBH Ref Nos:** 58424/APP/2011/494

**Date Plans Received:** 25/02/2011

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

**Date Application Valid:** 25/02/2011

Notes:  
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 510214 N: 189892

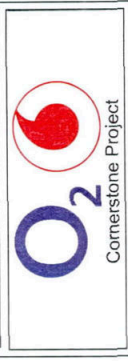
Directions:  
From the M40 southbound, continue onto the A40 and take the B467 exit towards Uxbridge/Harefield/Ruislip/Ickenham. At the roundabout take the 1st exit onto Swakeleys Road/B467, continue for approx. 1.4 miles and turn left at High Road, Ickenham/B466. Continue to follow B466 for approx 1.2 miles and turn left at High Street/A4180. At roundabout take the 3rd exit onto Eastcote Road/B466, continue for approx. 1.3 miles and turn left at Joel Street/B472. Continue for approx. 0.8 miles and the site is located on the right hand side.

LONGBORO OF HILLINGDON  
RECEIVED  
25 FEB 2011  
PLANNING & TRANSPORTATION  
GROUP

REV	Issued for Approval	JT	CJ	DATE
A				06.12.10

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Guld Street  
Stratford-upon-Avon  
CV37 7JY  
t 44 (0)1789 290099  
f 44 (0)1789 290088  
www.monocollants.com



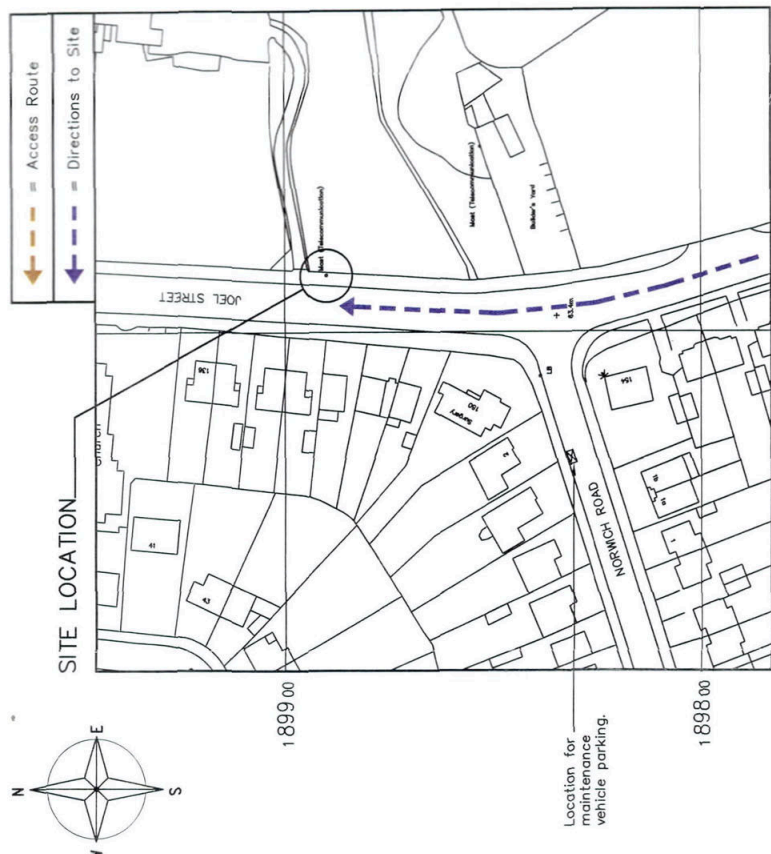
Cell Name  
JOEL STREET PINNER

Cornerstone	Host	Sharer
(CS) 17620	(O2) 020520	(VF) 81503

Site Address / Contact Details  
JOEL STREET PINNER SW  
PINNER  
LONDON  
HA6 1NL

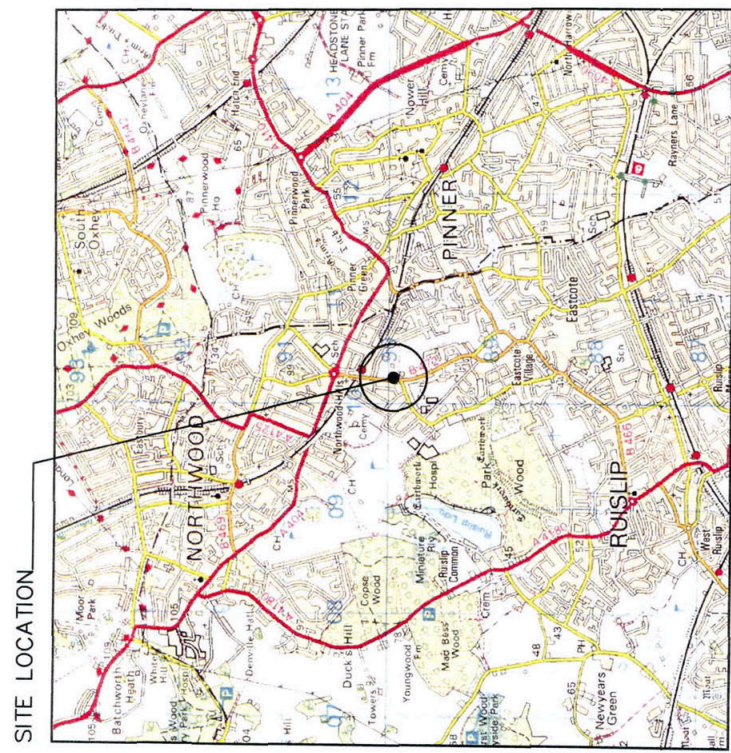
Drawing Title: SITE LOCATION MAPS  
Purpose of Issue: PLANNING  
Drawing Number: 100

Scale:	As Shown	Drawn:	Date:	Issue:
Checked:	CJ	JT	06.12.10	A
Approved:	SPR		06.12.10	



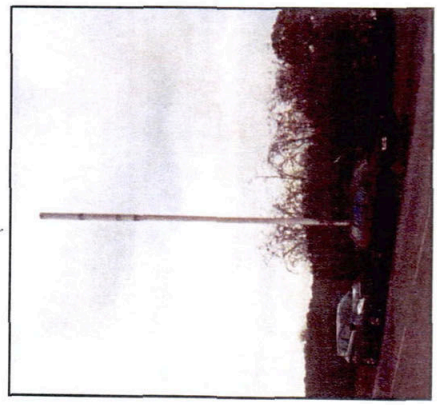
**DETAILED SITE LOCATION**  
(Scale 1:1250)

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**SITE LOCATION**  
(Scale 1:50000)

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SITE PHOTOGRAPH



Notes:  
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N.G.R. E: 510214 N: 189892

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25 FEB 2011  
PLANNING & TRANSPORTATION  
GRS/JHP

REV	ISSUED FOR APPROVAL	BY	CH	DATE
A		JT	CH	06.12.10

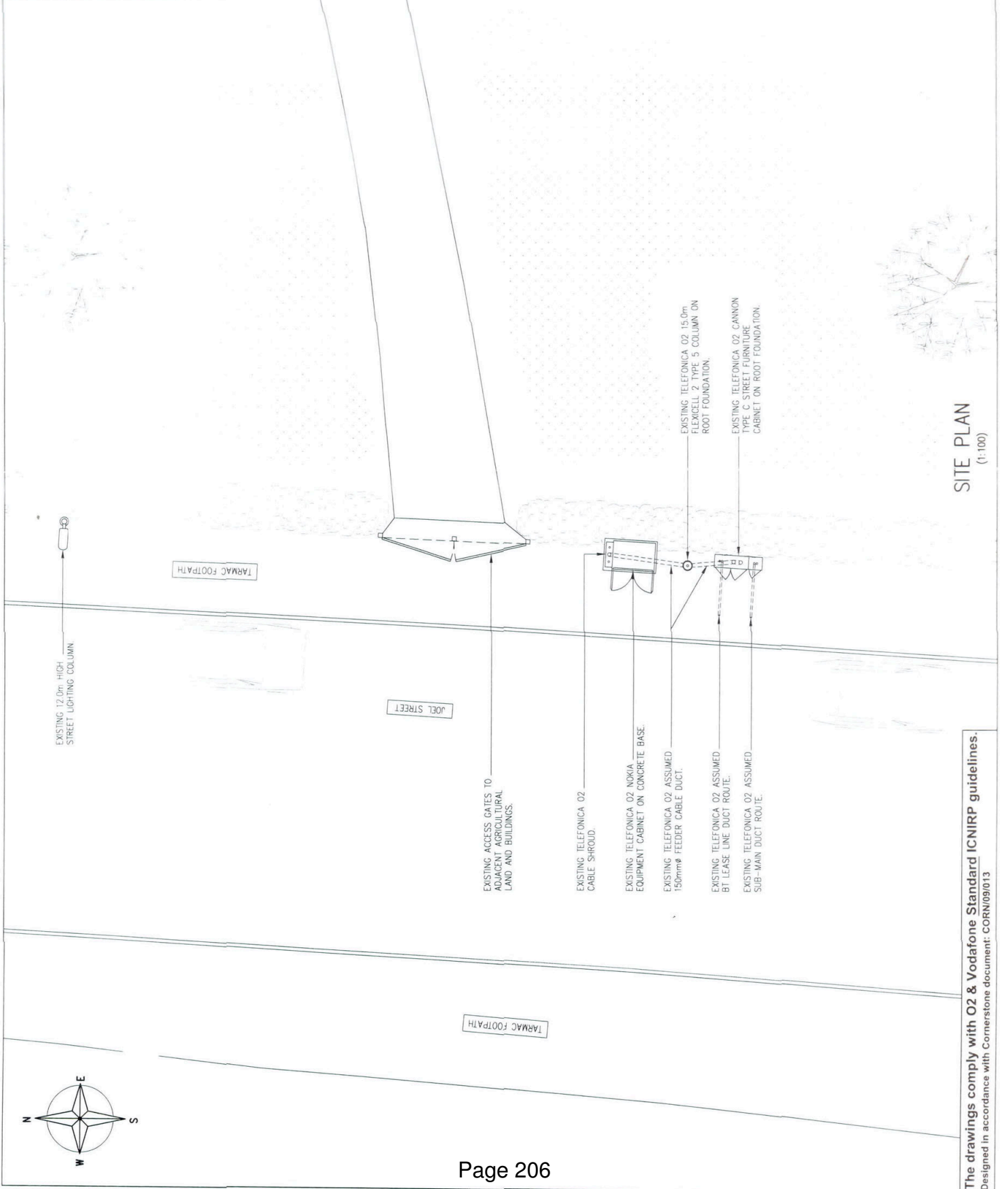
**#**  
**mono**

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Packwood House  
Guld Street  
Stratford-upon-Avon  
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F: 44 (0)1799 290088  
www.monocadlimited.com



Cell Name	Opt
JOEL STREET PINNER	A
Cell ID No	
Host	Sharer
(CS) 17620 (O2) 020520 (VF) 81503	
Site Address / Contact Details	
JOEL STREET PINNER SW	
JOEL STREET PINNER LONDON HA6 1NL	

Drawing Title:	EXISTING SITE PLAN
Purpose of Issue:	PLANNING
Drawing Number:	200
Scale:	As Shown
Checked:	CJ
Date:	06.12.10
Approved:	SRR
Date:	06.12.10
Issue:	A



SITE PLAN  
(1:100)

The drawings comply with O2 & Vodafone Standard ICNIRP guidelines.  
Designed in accordance with Cornerstone document: CORN/09/013





Notes:

1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

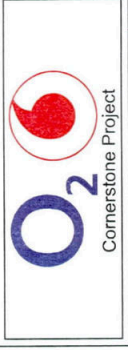
N.G.R. E: 510214 N: 189892



REV	Issued for Approval	BY	CH	DATE
A		JT	CJ	06.12.10

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 F. 44 (0)1789 290068  
 www.monoclient.co.uk



Cell Name	Opt
JOEL STREET PINNER	A

Cell ID No	Host	Sharer
(OS) 17620 (O2) 020520 (VF) 81503		

Site Address / Contact Details

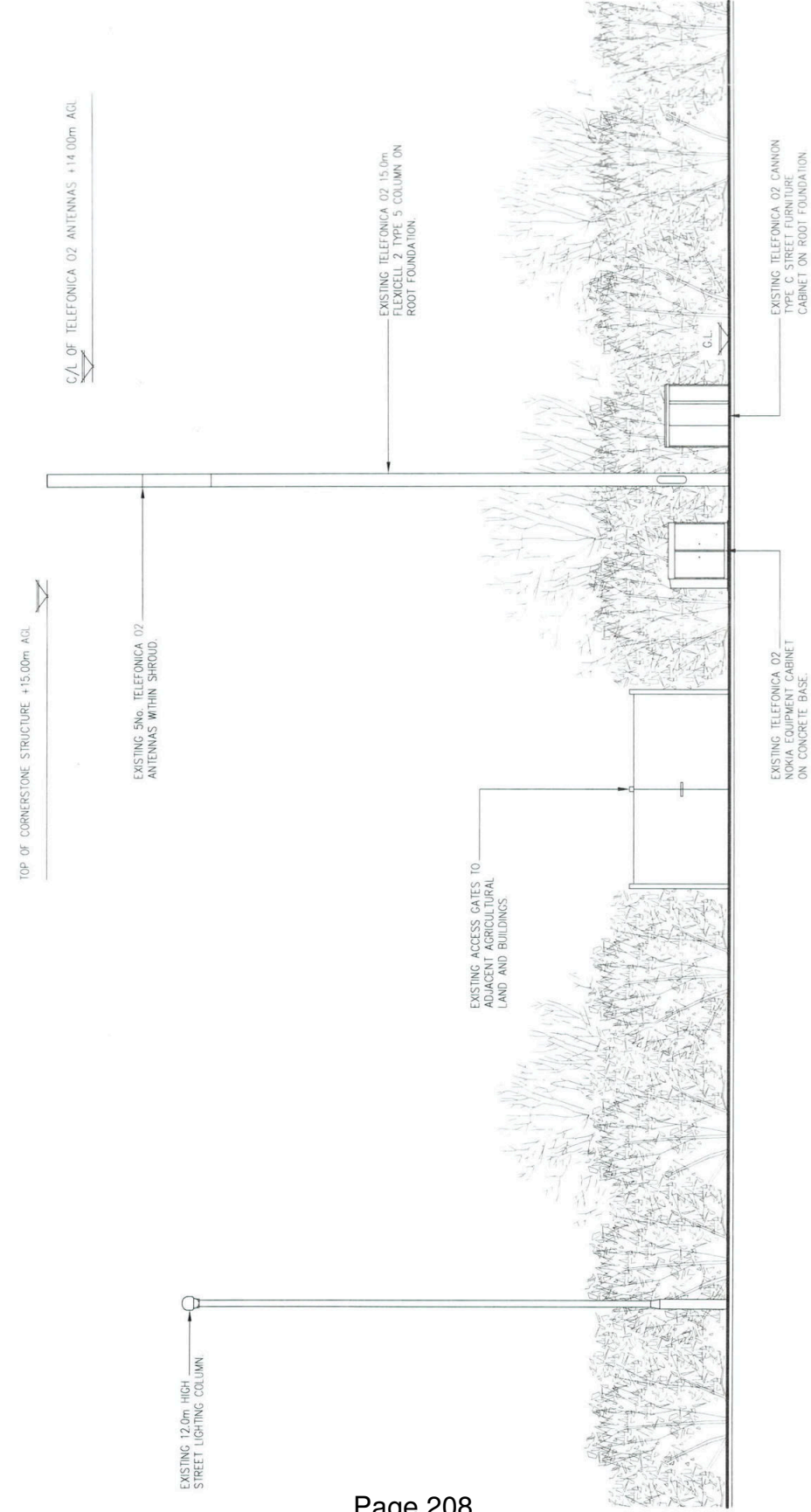
JOEL STREET PINNER SW  
 LONDON  
 HA6 7NL

Drawing Title: EXISTING SITE ELEVATION

Purpose of Issue: PLANNING

Drawing Number: 300

Scale:	As Shown	Drawn	Date:	Issue
Checked:	CJ	JT	06.12.10	A
		Approved:	SR	06.12.10



EXISTING WEST ELEVATION  
 (1:100)

The drawings comply with O2 & Vodafone Standard ICNIRP guidelines.  
 Designed in accordance with Cornerstone document: CORN/09/013

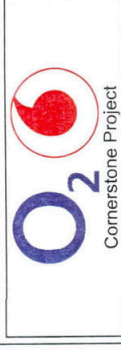
Notes:  
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.C.R. E: 510214 N: 189892

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PLANNING & TRANSPORTATION  
GROUP

REV	Issued for Approval	JT	CJ	06.12.10	DATE
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Galside Street  
Stratford-upon-Avon  
CV37 8PP  
T. 44 (0)1789 290099  
F. 44 (0)1789 290088  
www.moniconsultants.com



Cell Name	Opt
JOEL STREET PINNER	A
Cell ID No	Host
(CS) 17620 (02) 020520 (VF) 81503	Sharer
Site Address / Contact Details	
JOEL STREET PINNER SW	
JOEL STREET PINNER	
LONDON	
HA6 1NL	

Drawing Title:	PROPOSED SITE ELEVATION
Purpose of Issue:	PLANNING
Drawing Number:	301
Scale:	As Shown
Checked:	CJ
Drawn:	JT
Date:	06.12.10
Approved:	SRR
Date:	06.12.10
Issue:	A

PROPOSED 3no. TELEFONICA O2 & 3no. VODAFONE ANTENNA WITHIN SHROUD.  
TOP OF VODAFONE ANTENNAS +17.40m AGL  
U/S OF VODAFONE ANTENNAS +16.00m AGL  
TOP OF CORNERSTONE STRUCTURE +17.50m AGL  
TOP OF TELEFONICA O2 ANTENNAS +15.53m AGL  
U/S OF TELEFONICA O2 ANTENNAS +14.13m AGL

EXISTING TELEFONICA O2 15.0m FLEXWELL 2 TYPE 5 COLUMN TO BE REMOVED AND REPLACED WITH PROPOSED TELEFONICA O2/VODAFONE 17.50m HIGH HUTCHINSON ENGINEERING JUPITER 822 COLUMN ON EXISTING ROOT FOUNDATION.

PROPOSED VODAFONE ERICSSON RBS 2106 EQUIPMENT CABINET C/W ROOT FOUNDATION, ON NEW CONCRETE BASE.  
EXISTING TELEFONICA O2 CANNON TYPE C STREET FURNITURE CABINET ON ROOT FOUNDATION

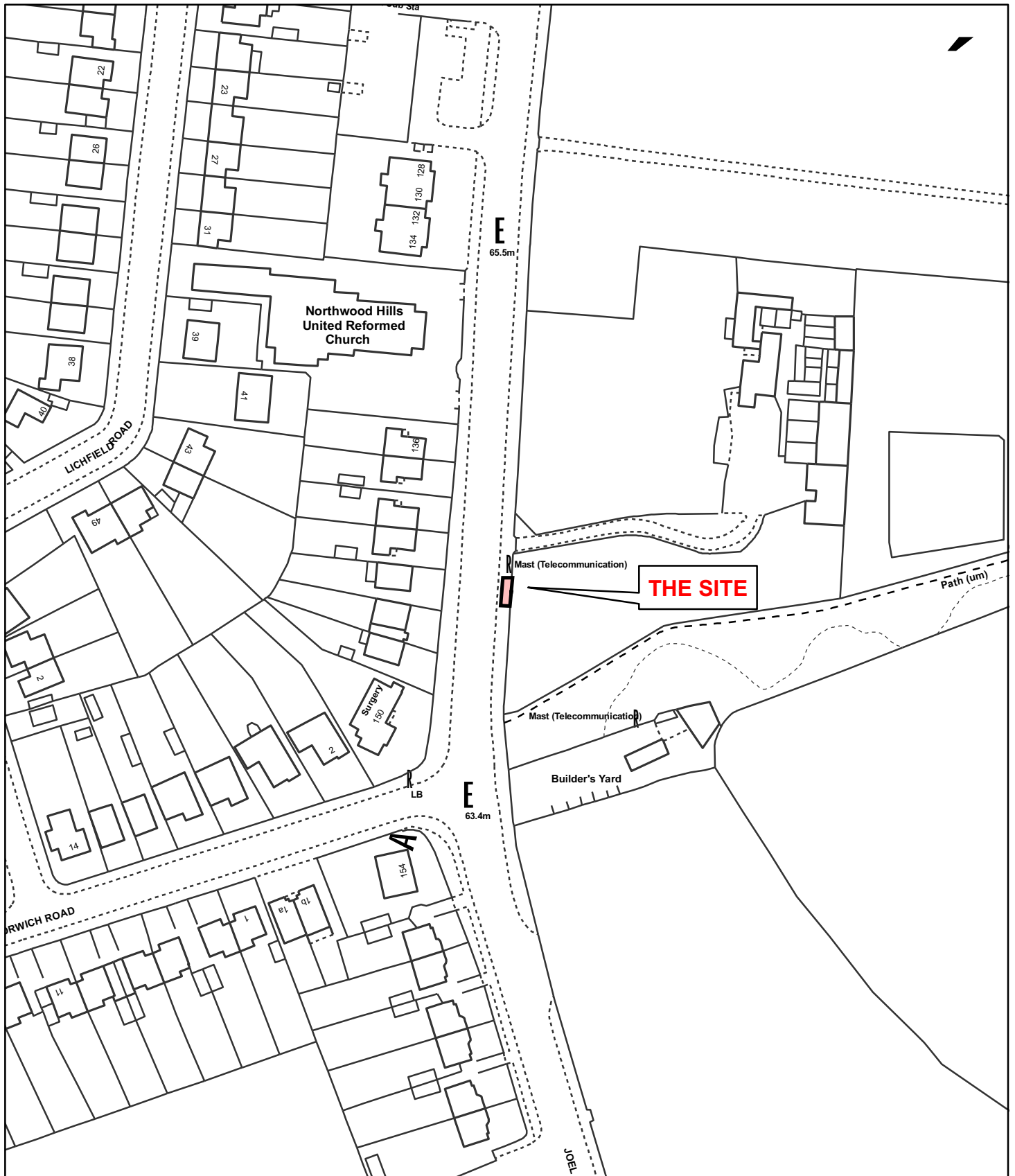
EXISTING TELEFONICA O2 NOKIA EQUIPMENT CABINET TO BE REMOVED WITH EXISTING CONCRETE BASE 'BROKEN OUT', AND REPLACED WITH PROPOSED TELEFONICA O2/VODAFONE VULCAN CABINET ON ROOT FOUNDATION.

**PROPOSED WEST ELEVATION**  
(1:100)

EXISTING 12.0m HIGH STREET LIGHTING COLUMN.

EXISTING ACCESS GATES TO ADJACENT AGRICULTURAL LAND AND BUILDINGS.





**Notes**

 Site boundary

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Site Address

**Land opposite  
144 Joel Street  
Northwood**

Planning Application Ref:  
**58424/APP/2011/494**

Planning Committee  
**North** Page 210

Scale  
**1:1,250**

Date  
**April 2011**

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

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



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** MCKENZIE HOUSE BURY STREET RUISLIP

**Development:** Erection of replacement warehouse and alteration to existing parking layout (involving demolition of existing warehouse).

**LBH Ref Nos:** 19033/APP/2010/1088

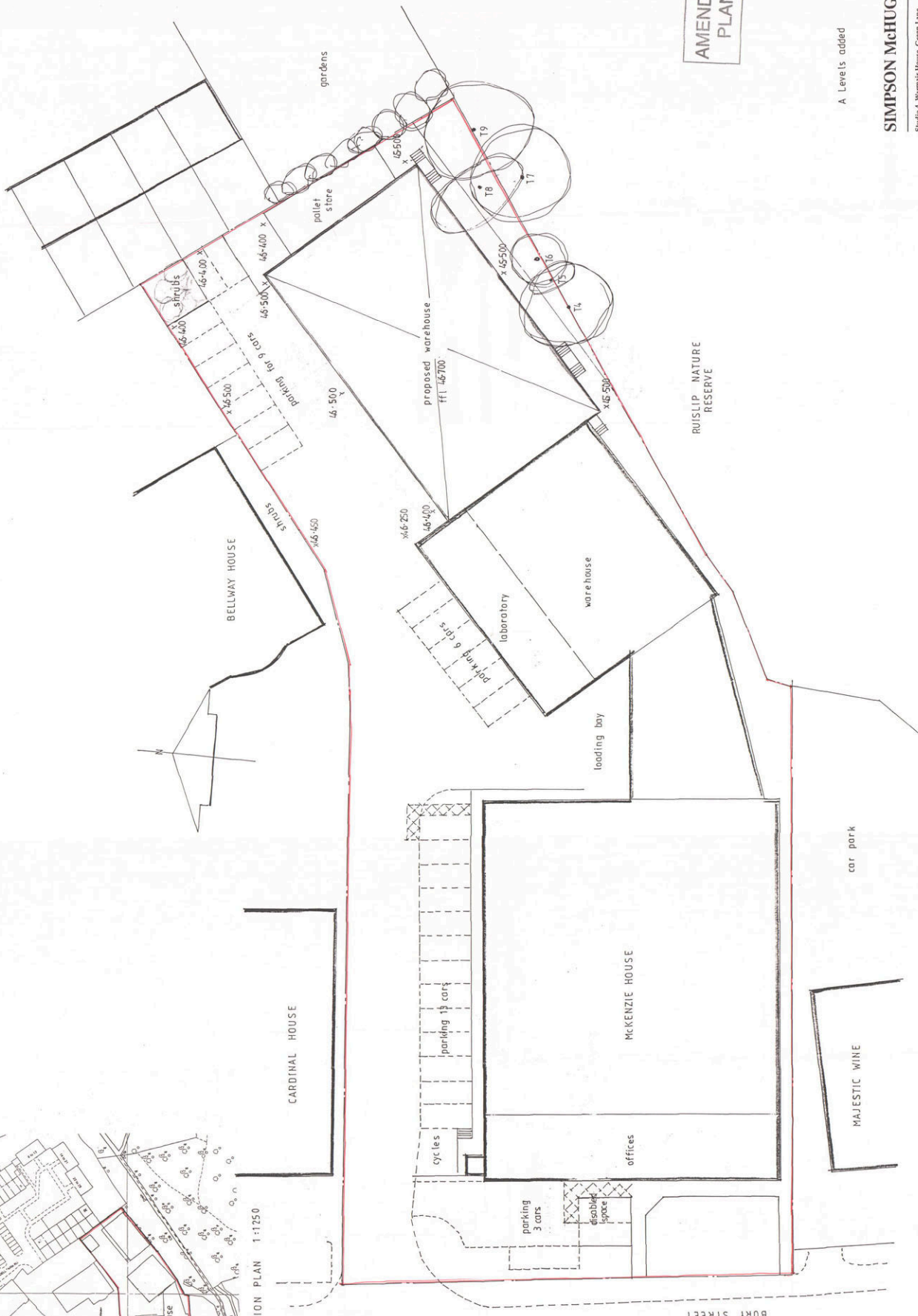
**Date Plans Received:** 13/05/2010

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

**Date Application Valid:** 24/01/2011



SITE LOCATION PLAN 1:1250



AMENDED PLAN

A Levels added

SIMPSON McHUGH

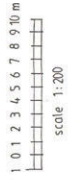
Studio 4, Warwick House, Covent Lane,  
Northwood, Middx. HA6 2QB  
Tel: 01923 83633  
Fax: 01923 84628  
Email: info@smpmchugh.co.uk

CLIENT: AUDEN McKENZIE (pharma div) LTD

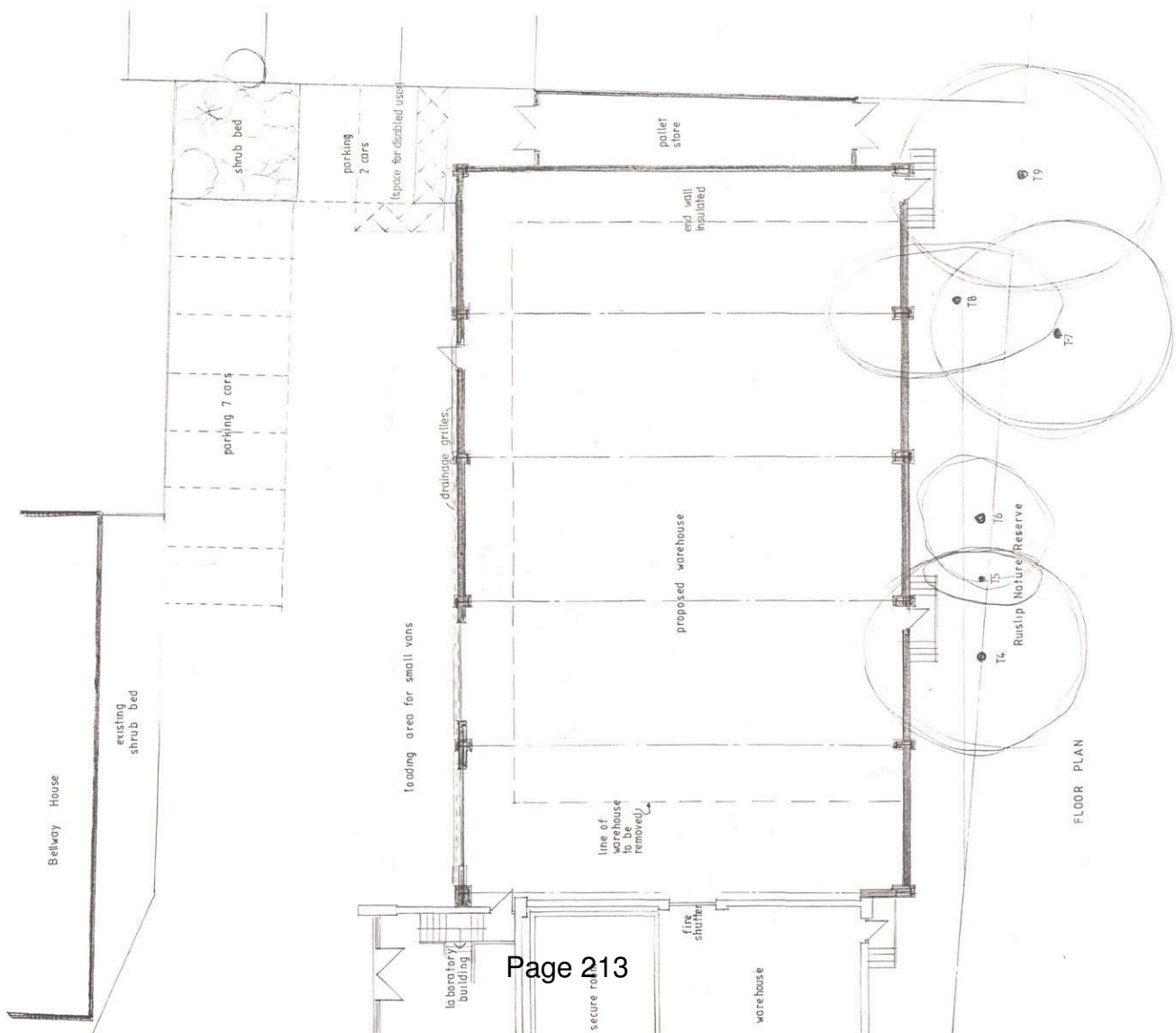
PROJECT: McKENZIE HOUSE  
BURY STREET  
RUISLIP HA4 7TL

TITLE: SITE PLAN drawing no: 2706/3

scale:	1:200	drawn:		revised:	
date:	MARCH '10	checked:			



24 JAN 2010  
PLANNING CONSULTANTS LTD



AMENDED  
PLAN

L301 BARRIS OF THE PLAN  
PRESENTED  
24 JAN 2011  
PLANNING & TRANSPORTATION  
GROUP

**SIMPSON McHUGH**

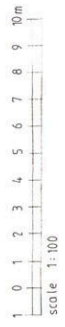
Studio 4, Wormait House, Green Lane,  
Northwood, Middx, HA8 2QH  
Email: [info@smpm.co.uk](mailto:info@smpm.co.uk)

CLIENT: AUDEN MCKENZIE (pharma div) LTO

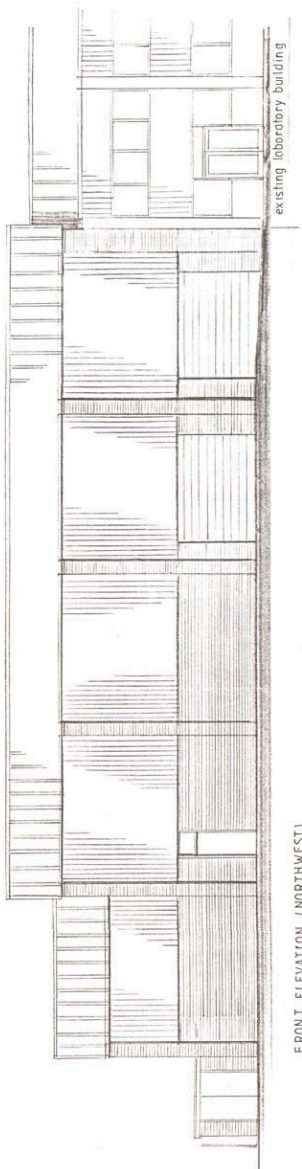
PROJECT: MCKENZIE HOUSE  
BURN STREET  
RUISLIP HA4 7TL

TITLE: PROPOSED WAREHOUSE  
FLOOR PLANS drawing no: 2706/1

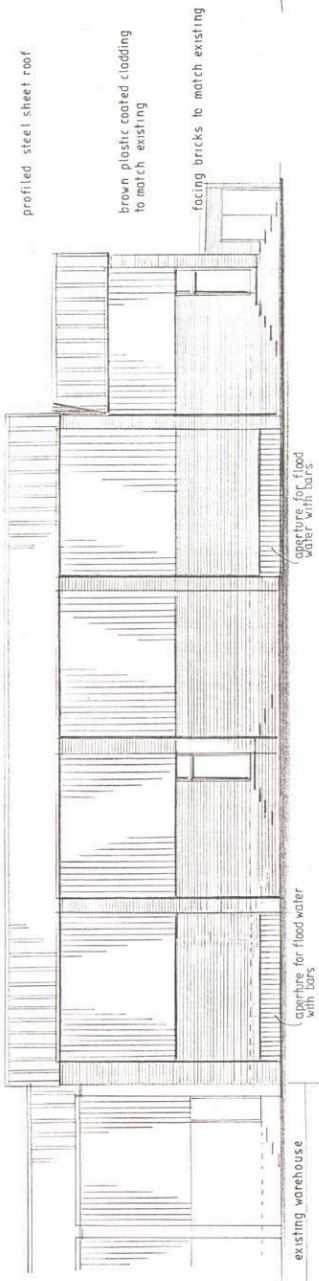
scale:	1:100	drawn:	MS	checked:	
date:	MARCH '10	checked:			



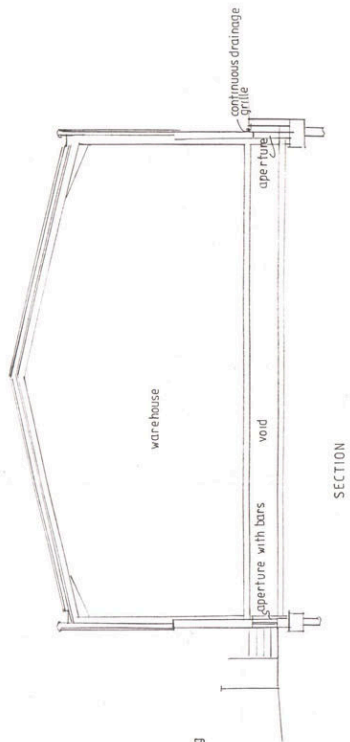




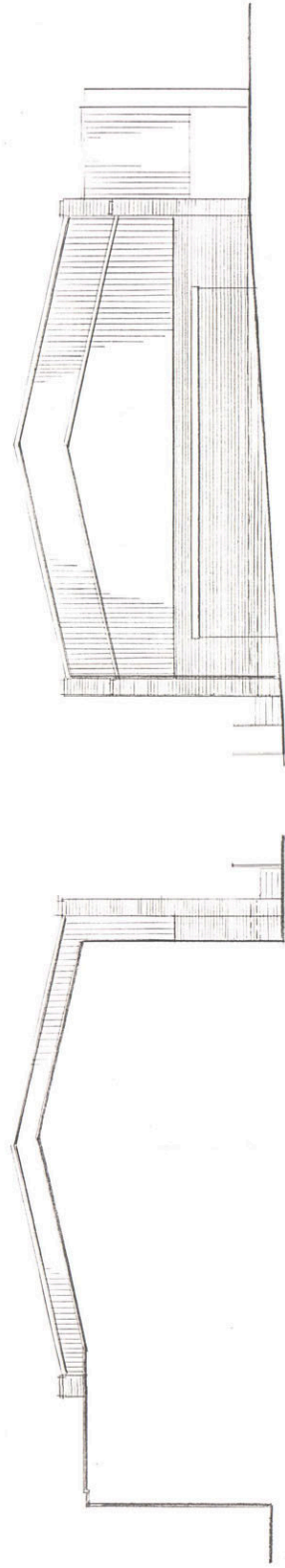
FRONT ELEVATION ( NORTHWEST )



REAR ELEVATION ( SOUTHEAST )



SECTION



SIDE ELEVATION ( NORTHEAST )



AMENDED PLAN

LOAN/REVISIONS  
 24 JAN 2011  
 PLANNING & ENVIRONMENT

A Void below floor shown on section

**SIMPSON McHUGH**

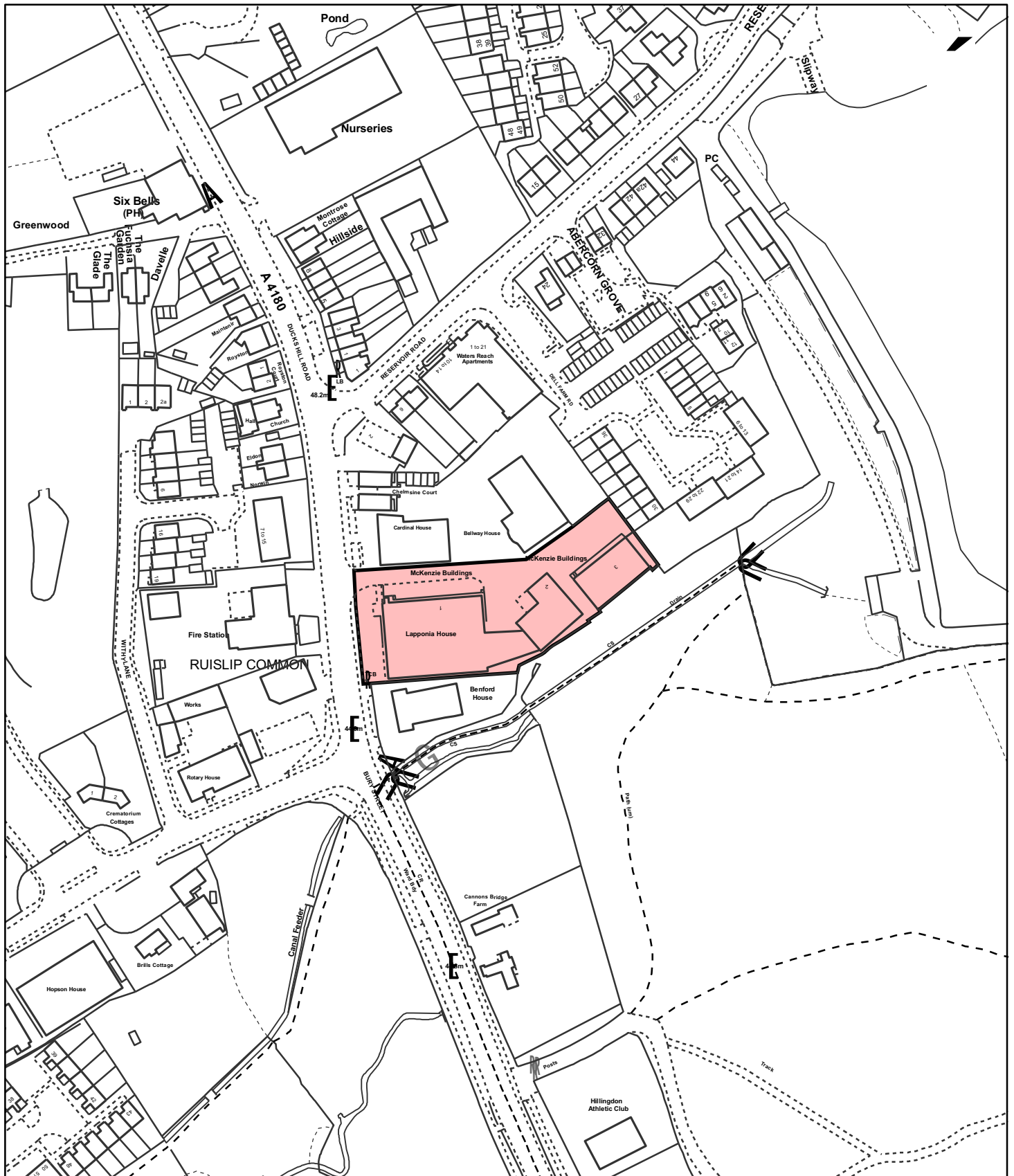
Studio 4, Wormal House, Green Lane,  
 Northwood, Middlesex, TW8 2QP  
 Tel: 0181 873 3433  
 Email: info@simpsonmchugh.co.uk

CLIENT: AUDEN MCKENZIE (pharma div) LTD  
 PROJECT: MCKENZIE HOUSE  
 BURY STREET  
 RUISLIP HA4 7TL

TITLE: PROPOSED WAREHOUSE ELEVATIONS  
 drawing no: 2706/2

scale:	1:100	drawn:	8	revision:	A
date:	MARCH '10	checked:			





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100019283 2011

Site Address

**McKenzie House  
Bury Street  
Ruislip**

Planning Application Ref:  
**19033/APP/2010/1088**

Planning Committee  
**North** Page 215

Scale  
**1:2,000**

Date  
**April 2011**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services  
Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** 114 HIGH STREET RUISLIP

**Development:** Installation of new shopfront and awning (Part retrospective application).

**LBH Ref Nos:** 28254/APP/2011/239

**Date Plans Received:** 02/02/2011

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

**Date Application Valid:** 02/02/2011

**Report of the Head of Planning & Enforcement Services**

**Address** 114 HIGH STREET RUISLIP

**Development:** Change of use from Class A1 (Retail) to Class A1/A3 (Retail/Restaurants and Cafes)

**LBH Ref Nos:** 28254/APP/2011/454

**Date Plans Received:** 25/02/2011

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

**Date Application Valid:** 28/02/2011

**Report of the Head of Planning & Enforcement Services**

**Address** 114 HIGH STREET RUISLIP

**Development:** Installation of 1, internally illuminated fascia sign, 1, externally illuminated projecting sign and 1, awning to front.

**LBH Ref Nos:** 28254/ADV/2011/6

**Date Plans Received:** 02/02/2011

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

**Date Application Valid:** 02/02/2011

Rev. / Description	Drawn by / Date

**Notes**

This drawing represents a performance guide upon which the contractor must base his/her working drawings & details. Include all necessary tolerances prior to manufacture and installation.

Contractor must undertake a full survey of the area to establish all dimensions & ensure accurate setting out.

Advise on suitability of all details shown to ensure structural stability, ease and economy of construction.

Refer to digital master artwork in regard to all graphic work shown

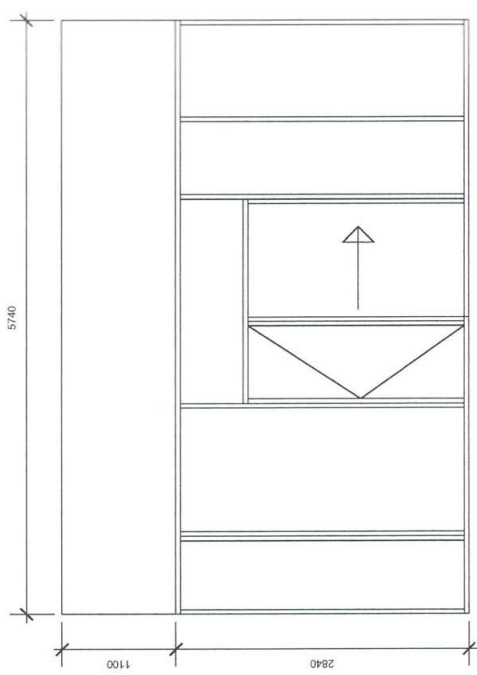
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 - 2 FEB 2011  
 PLANNING & TRANSPORTATION  
 GROUP

**bedrock**  
 Bedrock Design Consultants Ltd  
 100, The Old Rectory, 7, Hutton Garden, London, EC1N 8HP  
 T: 020 3116 0120  
 F: 020 3116 0121  
 info@bedrockdesign.co.uk

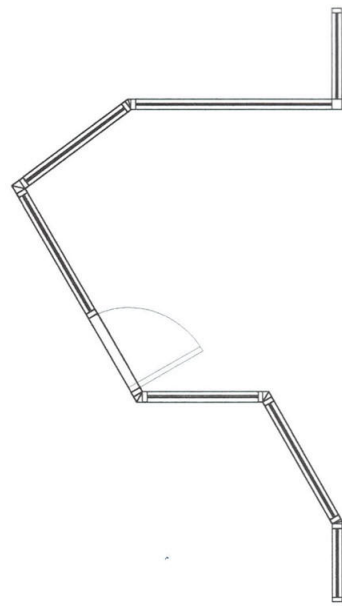
Client: **Caffe Nero**  
 Project: **Ruislip**  
 Description: **Existing shopfront**

Scale: 1/50  
 Drawn by: CS  
 Date: 11/01/11  
 Drawing N°: CN450  
 Revision: A

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existing shopfront



plan

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**bedrock**  
 Bedrock Design Consultants Ltd  
 10000 Fallow Garden, London,  
 EC1N 8HP  
 T 020 3116 0120  
 F 020 3116 0121  
 info@bedrockdesign.co.uk

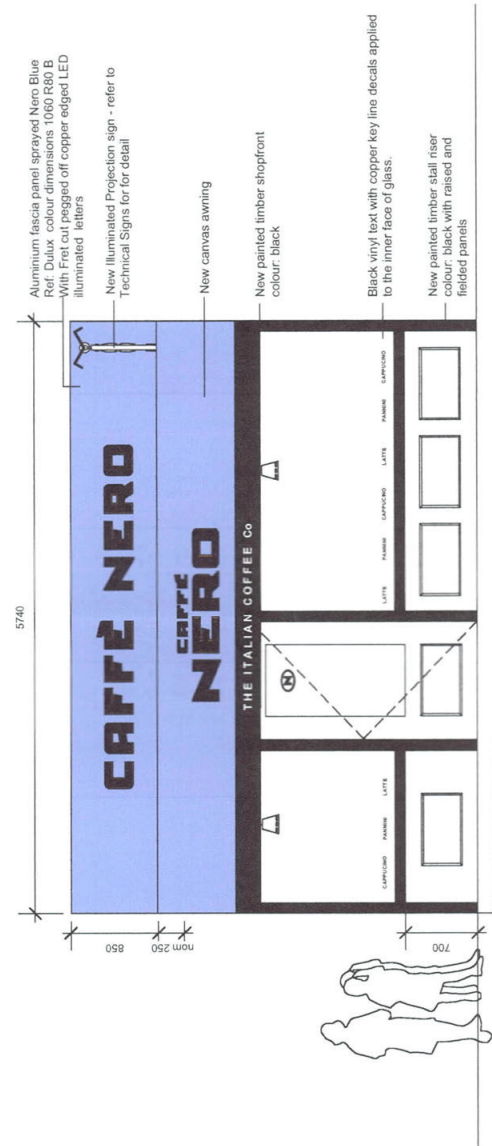
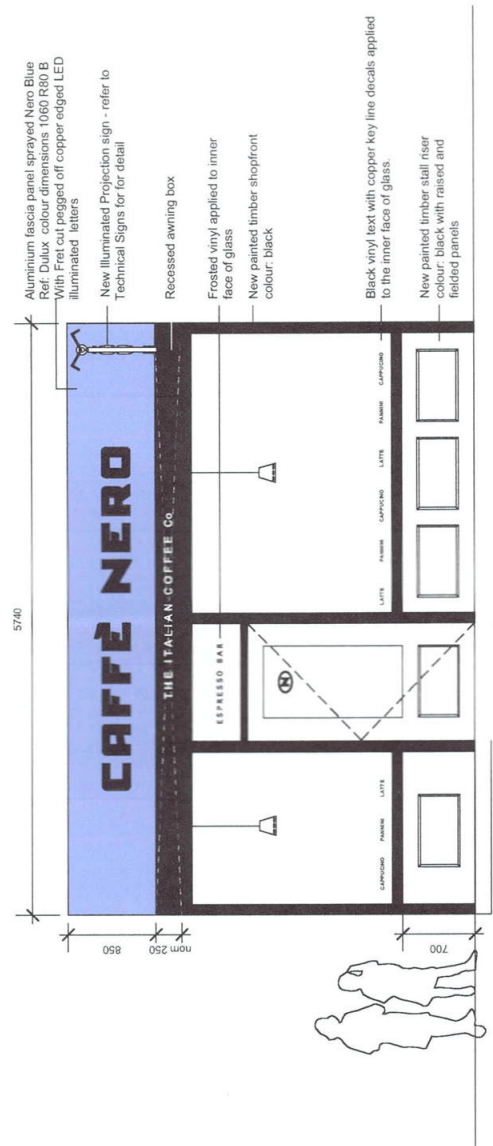
Client	Caffe Nero
Project	Ruislip
Description	Proposed shopfront

Scale	1/50	Drawn By	CS	Date	11/01/11
Drawing N°	CN450	Revision			

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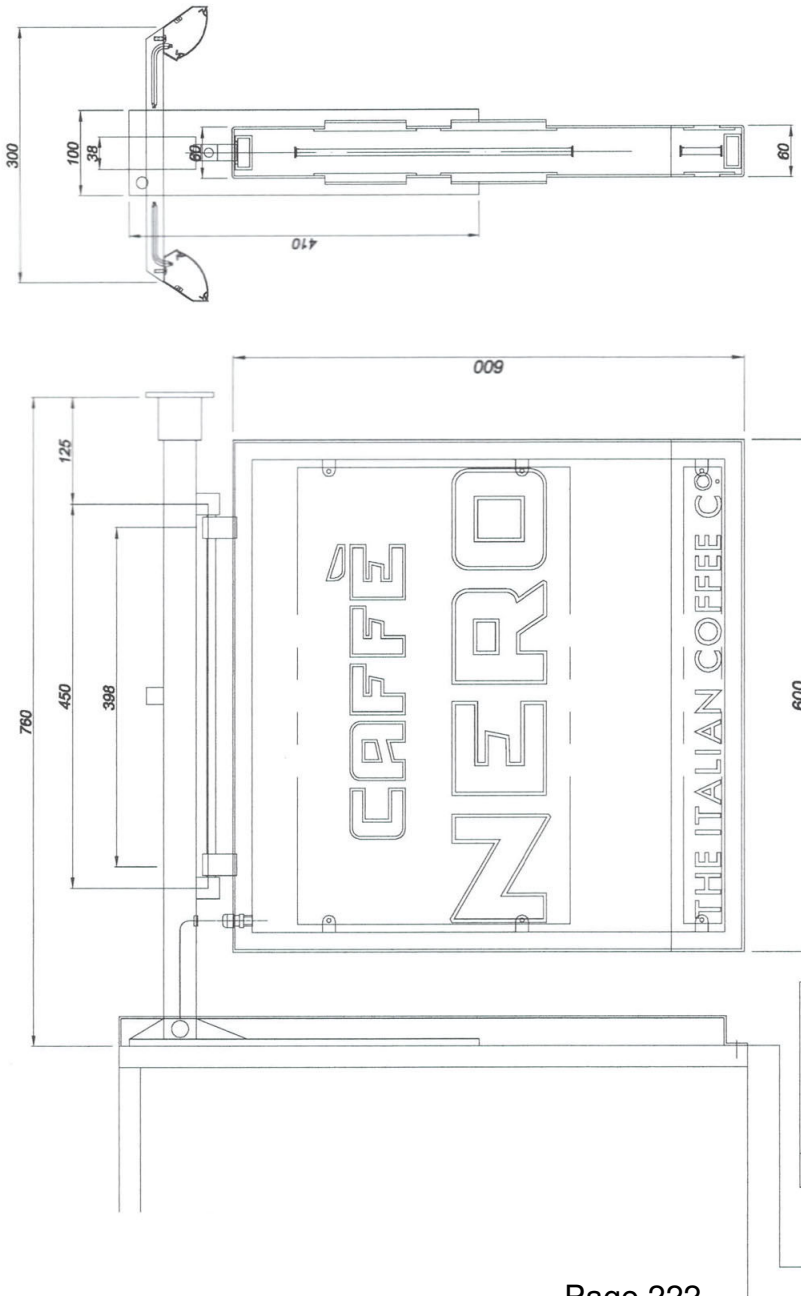
Rev No	Description	Drawn By	Date

**Notes**  
 This drawing represents a performance guide upon which the contractor/subcontractor must base his/her working drawings & details. Include all necessary tolerances prior to manufacture and installation.  
 Contractor must undertake a full survey of the area to establish all dimensions & ensure accurate setting out.  
 Advise on suitability of all details shown to ensure structural stability, ease and economy of construction.  
 Refer to digital master artwork in regard to all graphic work shown.









**Proj sign - 1 off**

2.5mm aluminium folded fret tray face panels fitted onto 40x20mm RHS mild steel inner frame.  
Panels finished CN blue, with black lower band.

"CAFFE NERO"  
push thru 10mm 030 opal letters with 2.5mm all faces finished copper with applied black + white vinyl.

"THE ITALIAN COFFEE Co"  
5mm 133 ivory push thru letters

8mm prismax light panel with white LEDs

**Troughs**

Metal folded body fitted with snap fit diffuser and white LEDs

1 No fixing arm, 20 x 20 SHS welded to arm all finished black satin

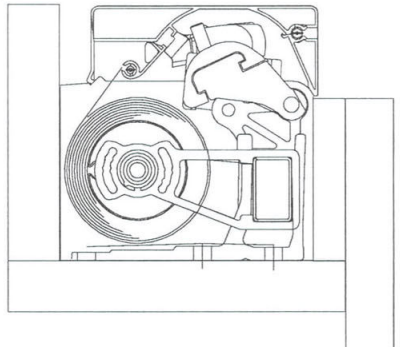
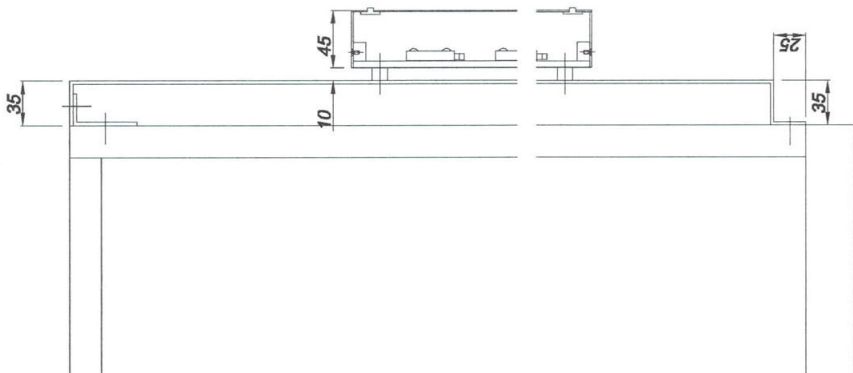
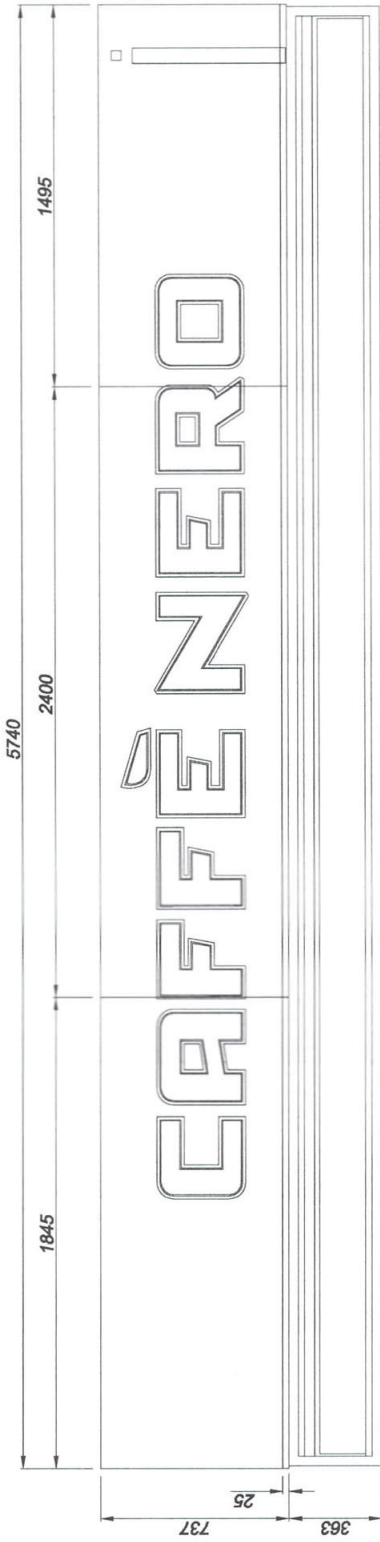
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- 2 FEB 2011  
PLANNING & TRANSPORTATION  
GROUP



**Technical Signs**  
Floor 1 - Unit 3  
Hille Business Centre  
132 St Albans Road  
Watford, Herts, WD2 4AE  
Tel: 01923 811999  
Fax: 01923 811998  
E-mail: info@technicalsigns.co.uk

Client: CAFFE NERO	Address/Job details:
RUISLIP	
Job No:	PROJ SIGN
Drawn by:	JC
Date:	Jan '11
Scale:	1:6 (A3)
Drawing No:	CNRUISLIP1
Rev:	





**"CAFFÈ NERO"**  
 Halo and keyline illuminated letters  
 1.2mm descaled fret cut faces with soldered returns finished Ardenbrite copper.  
 Pushed thru 5mm 1TL2 white acrylic keyline with inner faces finished satin black.  
 5mm thk sandblasted polycarb backs with 12v white LEDs, all fixed via spacers to fascia panels.  
 2.5mm aluminium folded fascia panels finished standard CN blue.

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Client: CAFFÈ NERO		Address/Job details	
RUIJSLIP		FASCIA	
Job No.		Drawn by	
JC		JC	
Date		Date	
Jan '11		Jan '11	
Scale		Drawing No.	
1:20 1:4 (A3)		CNRUIJSLIP2	
Rev		Rev	

**Technical Signs**  
 Floor 1 - Unit 3  
 Hill Business Centre  
 132 St Albans Road  
 Watford, Herts, WD2 4AE  
 Tel: 01923 811999  
 Fax: 01923 811998  
 E-mail: info@technicalsigns.co.uk



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Site Address

**114 High Street  
Ruislip**

Planning Application Ref:

**28254/APP/2011/239**

Planning Committee

**North** Page 224

Scale

**1:1,250**

Date

**April 2011**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



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