



North Planning Committee

Date: THURSDAY, 19 MAY 2011

Time: 7.00 PM

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

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

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To Councillors on the Committee

***Membership to be confirmed following
Annual Council Meeting (12 May 2011)***

Eddie Lavery (Proposed Chairman)
Alan Kauffman (Proposed Vice-
Chairman)
David Allam
Jazz Dhillon
Michael Markham
Carol Melvin
John Morgan
David Payne

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Contact: Charles Francis
Tel: 01895 556454
Fax: 01895 277373
cfrancis@hillingdon.gov.uk

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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

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 28 April 2011 (to follow)
- 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 with a Petition

	Address	Ward	Description & Recommendation	Page
6	South Ruislip Library, Plot B, Victoria Road, Ruislip 67080/APP/2010/1420	South Ruislip;	Erection of a part three and a half, part four storey block and a three storey block comprising a total of 19 one-bedroom and 12 two-bedroom flats, together with associated parking and amenity space Recommendation : Approval subject to a Statement of Intent	1 - 38

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	Land forming part of 104 Abbotsbury Gardens, Eastcote 67398/APP/2011/481	Eastcote & East Ruislip;	1, one-bedroom, single storey detached dwelling with new crossover to front and associated parking and amenity space (Outline Application with some matters reserved) Recommendation : Refusal	39 - 52

	Address	Ward	Description & Recommendation	Page
8	Land forming part of Carlton Place, Rickmansworth Road, Northwood 67584/APP/2011/232	Northwood;	Use of land as dog day care and kennels to include 8 kennels, 4 stables, 1 office block, 1 toilet block and 1 store room. Recommendation : Refusal	53 - 74

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	186 Field End Road, Eastcote 2294/APP/2011/415	Cavendish;	Change of use from photographic studio to accountancy office (Use Class A2) Recommendation : Approval	75 - 84
10	89-91 Joel Street, Northwood 45536/APP/2010/2946	Northwood;	Change of use from Class A1 (Shops) to part Class A3 (Restaurants and Cafes), part Class A4 (Drinking Establishments), part Class A5 (Hot Food Takeaways) and part Class B1 (Office.) Recommendation : Approval	85 - 98
11	157 - 161 High Street, Ruislip 64711/APP/2011/214	West Ruislip;	Two and half storey linked building comprising 2 x two-bedroom flats, 2 x one-bedroom flats and 2 x studio flats, extension to the beauty salon and the formation of a new Class A2 ground floor commercial unit (involving part demolition of existing building) and the retention of the beauty salon use of the existing building, involving the change of use of the ground floor retail units (Class A1) and 4 existing flats (Class C3) (Part Retrospective Application). Recommendation : Approval	99 - 128

	Address	Ward	Description & Recommendation	Page
12	157 - 161 High Street, Ruislip	West Ruislip;	Part demolition of existing building (Application for Conservation Area consent). Recommendation : Approval	129 - 134

Any Items Transferred from Part 1

Any Other Business in Part 2

Plans for North Planning Committee

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Agenda Item 6

Report of the Head of Planning & Enforcement Services

Address SOUTH RUISLIP LIBRARY, PLOT B VICTORIA ROAD RUISLIP

Development: Erection of a part three and a half, part four storey block and a three storey block comprising a total of 19 one-bedroom and 12 two-bedroom flats, together with associated parking and amenity space

LBH Ref Nos: 67080/APP/2010/1420

Drawing Nos: Contaminated Land Assessment - Technical Summary, dated 11/06/10
Phase II Geoenvironmental Assessment Report, September 2009
Preliminary Contamination Assessment Report, September 2009
2009/D42B/P/23
2 (Hard and Soft Landscape Plan)
Arboricultural Impact Assessment, dated 14th June 2010
Transport Statement, dated 10/06/10
Noise Assessment, May 2010
Energy Statement, June 2010
Flood Risk Assessment, April 2010
2009/D42B/P/22 Rev. B
Design and Access Statement, Revised September 2010
2009/D42B/P/02
2009/D42B/P/03
2009/D42B/P/04
2009/D42B/P/05 Rev. D
2009/D42B/P/19 Rev. B
2009/D42B/P/23 Rev. A
2009/D42B/P/24
2009/D42B/P/27 Rev. A
2009/D42B/P/28 Rev. A
2009/D42B/P/29 Rev. A
2009/D42B/P/08 Rev. B
2009/D42B/P/09 Rev. B
2009/D42B/P/10 Rev. B
2009/D42B/P/11 Rev. A
2009/D42B/P/12 Rev. B
2009/D42B/P/13 Rev. B
2009/D42B/P/20 Rev. B
2009/D42B/P/21 Rev. B
2009/D42B/P/18 Rev. E
2009/D42A/P/07 Rev. F
2009/D42B/P/26 Rev. D
2009/D42B/P/30 Rev. B

Date Plans Received:	16/06/2010	Date(s) of Amendment(s):	16/06/2010
Date Application Valid:	16/06/2010		04/10/2010
			11/10/2010
			13/04/2011

1. SUMMARY

This application seeks full planning permission for the redevelopment of the site on the edge of the South Ruislip Local Centre on the north eastern side of Victoria Road to

provide two residential blocks, one three and a half/four storeys, the other three storeys to provide a total of 31 flats, with 36 off-street car parking spaces.

Following concerns raised by officers, amended plans have been received which improve the spacing around the buildings and the overall design of the scheme.

Although the density exceeds the density range recommended by the Mayor, the proposed scheme is considered appropriate on the edge of the South Ruislip Local Centre and when considered together with the previously approved mixed use scheme on the adjoining Plot A, the separation of the two sites being somewhat superficial, with the approved scheme including a significant residential element, the overall density would accord with guidance. It is not considered that the proposed development would have a significant detrimental impact on the character or appearance of the surrounding area and it would satisfactorily harmonise with the scale, massing and design of the replacement mixed use library building approved on the adjoining site, known as Plot A (67080/APP/2010/1419 refers). Furthermore, the residential amenity of existing and proposed neighbouring occupants would not be adversely affected and an acceptable internal living environment would be created for future occupants. Although the amount of private amenity space is deficient, particularly serving Block 2, the shortfall is not considered to be significant, particularly as all units would have an individual patio or balcony area and there are other spaces at the front of the blocks, which although not so private as the rear gardens, would provide a suitable level of amenity to be usable by some occupants. Furthermore, the Highway Engineer raises no objection to the scheme and although part of the site does lie within Flood Zone 2, a sequential test did not identify any more suitable sites and the Environment Agency do not object to the proposal. Accordingly, approval is recommended.

2. RECOMMENDATION

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

a) That the applicant being the local authority and being the only legal entity with an interest in the land which is the subject of this application, and hence being unable to enter into a section 106 Agreement with the local planning authority, completes a Statement of Intent (Statement) to make provision for the following matters as would a third party developer under a section 106 planning obligation:

i) The provision of highway improvements along Victoria Road, including right turning lane, reinstatement of the existing access and creation of new access arrangements.

ii) 16% of the scheme, by habitable room, is to be delivered as affordable housing with the tenure and unit mix to be agreed with the Council.

iii) The provision of a formula calculation towards educational facilities.

iii) The provision of a formula calculation (£216.67 per person) towards healthcare facilities.

iv) The provision of a formula calculation (23 per person) towards local library facilities

v) The provision of a formula calculation towards construction training, in line with the SPD, (£2,500 for every £1 million build cost + 31 (number of units) /160 x £71,675 = total contribution).

vi) A cash contribution equal to 5% of the total cash contribution to enable the

management and monitoring of the requirements of the legal agreement.

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Statement and any abortive work as a result of the agreement not being completed.

c) That planning officers be authorised to negotiate and agree details of the proposed Statement.

d) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this committee resolution, or any other period deemed appropriate by the Head of Planning and Enforcement, then the application may be referred back to the Committee for determination.

e) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the Statement.

f) That if the application is approved, the following conditions be attached:-

1 SP01 Council Application Standard Paragraph

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

2 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.

3 OM1 Development in accordance with Approved Plans

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

REASON

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

4 OM2 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in

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

5 OM19 Construction Management Plan

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

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

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

REASON

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

6 M1 Details/Samples to be Submitted

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

REASON

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

7 M3 Boundary treatment - details

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

REASON

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

8 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be

damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place 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.

9 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).

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

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

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

The scheme shall also include details of the following: -

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

REASON

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

11 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

REASON

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

12 TL7 Maintenance of Landscaped Areas

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

REASON

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

13 MCD10 Refuse Facilities

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

REASON

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

14 NONSC Non Standard Condition

Notwithstanding the approved plans, prior to the commencement of development, full details of the proposed bathrooms in the residential units, to include details relating to layout, floor gully drainage, etc, shall be submitted to and approved in writing by the Local Planning Authority. With regards to the proposed wheelchair accessible flat, details of the shower access and perimeter drainage, specifically, should be provided.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

15 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

16 NONSC Non Standard Condition

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. 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 Local Planning Authority. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby

permitted remains on site.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

17 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).

18 NONSC Non Standard Condition

Prior to the commencement of development, full details of covered and secure cycle storage provision for at least 31 bicycles for the proposed residential units, shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage areas shall be completed prior to the first occupation of the building hereby permitted and thereafter permanently retained and maintained for so long as the development remains in existence. The cycle parking should be regularly monitored and additional storage provided if demand dictates.

REASON

To ensure that adequate facilities are provided in accordance with the standards set out in the Council's Cycle parking Standards in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 NONSC Non Standard Condition

The development hereby approved shall not be occupied until the car parking area has been laid out, surfaced, lit and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority This area shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.

REASON

To ensure the scheme is supported by adequate parking provision, to ensure pedestrian and vehicular safety and convenience and to ensure the development does not increase

the risk of flooding in accordance with policies AM7(ii), AM14 and OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

20 NONSC Non Standard Condition

The development hereby approved shall not be occupied until the existing vehicular access has been stopped up and the means of vehicular access has been reinstated, and the new means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

21 NONSC Non Standard Condition

The proposed vehicular access shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

22 NONSC Non Standard Condition

The proposed access to the site shall be provided with driver visibility splays of 2.4m x 4.3m in both directions and shall be maintained free of all obstacles to visibility between the heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

23 NONSC Non Standard Condition

Development shall not begin until a scheme for the allocation and designation of one parking space to each of the residential units, for their sole use, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall be allocated and provided for the use of those residential units only for so long as the development remains in existence.

REASON

To ensure the scheme is supported by adequate parking provision in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

24 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

25 TL20 Amenity Areas (Residential Developments)

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

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

26 NONSC Non Standard Condition

The residential development hereby permitted shall be built to a minimum of Level 3 of the Code for Sustainable Homes (or its successor). No development shall take place until a Design Stage assessment (under the Code for Sustainable Homes or its successor) has been carried out and a copy of the summary score sheet and Interim Code Certificate have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

27 NONSC Non Standard Condition

Prior to the first occupation of the residential development, a copy of the summary score sheet and Post Construction Review Certificate (under the Code for Sustainable Homes or its successor) shall be submitted to the Local Planning Authority verifying that the agreed standards have been met.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

28 NONSC Non Standard Condition

The internal floor levels of the development shall be at or above 35.34m OD.

REASON:

In order to safeguard against flooding, in accordance with policy OE8 of the saved UDP, policies 4A.12, 4A.13 and 4A.14 of the London Plan (February 2008) and PPS25.

29 NONSC Non Standard Condition

Development shall not begin until a detailed surface water drainage scheme, based on the principles set out in the Flood Risk Assessment (FRA) for the site dated April 2010, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding, improves and protects water quality, improves habitat and amenity, and ensures future maintenance of the surface water drainage system, in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12, 4A.13 and 4A.17 of the London Plan (February 2008) and PPS25.

INFORMATIVES

1 152 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures

OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
H4	Mix of housing units
H5	Dwellings suitable for large families
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Residential Layouts Accessible Hillingdon

3 11 Building to Approved Drawing

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

4 12 Encroachment

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

5 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).

6 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

7 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.

8 111 The Construction (Design and Management) Regulations 1994

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

9 115 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.

10 119 **Sewerage Connections, Water Pollution etc.**

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

11 134 **Building Regulations 'Access to and use of buildings'**

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

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

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

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

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

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

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

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

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

12 I45 **Discharge of Conditions**

Your attention is drawn to condition(s) 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 16, 17, 18, 23, 24, 26, 27 and 29 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of 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).

13 I47 **Damage to Verge**

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

14

It is contrary to Section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.24 hectare irregularly shaped plot located on the north east side of Victoria Road in South Ruislip. The site is known as Plot B and forms one of three plots as part of a linear site along this side of Victoria Road which is being re-developed by the Council. This is the middle plot, located between the site of the former South Ruislip library building, known as Plot A and the adjoining site to the south east which has now been redeveloped as a youth centre. The application site, together with Plot A has been cleared of buildings and are enclosed with hoarding. The north western part of the application site previously comprised part of the car park for the library, with the south eastern part accommodating part of the former Swallows gymnasium building and its associated car park.

Victoria Road forms the south west boundary of the site, on the opposite side of which is a Sainsbury's supermarket, with associated service yard, car park and service station. The site is bounded to the north west by the site of the former South Ruislip library building, which has permission to be re-developed to provide a new three storey building to comprise library, adult learning facilities, florist shop and 10 one-bedroom flats, together with associated parking (ref. 67080/APP/2010/1419). Beyond the library is a three storey residential block known as Kelvedon Court and residential houses which front Long Drive. The site is bounded to the south east by the newly built part single, part two, part three storey South Ruislip Youth Centre (ref. 66408/APP/2009/2202). Beyond this building are

tennis courts used by Queensmead School and its playing fields also adjoin the application site along its north east boundary.

The western part of the site, comprising the former library car park and the site of the library building itself, forms part of the South Ruislip Local Centre. The remainder of the site, together with the site of the youth centre to the south east and playing fields to the north east form part of the 'developed area' as shown on the Hillingdon Unitary Development Plan Proposals Map.

3.2 Proposed Scheme

This application seeks full planning permission for the redevelopment of Plot B to provide two residential blocks, a three and a half/four storey block adjoining Plot A (Block 1) and a three storey block adjoining the Young People Centre (Block 2). In total, 31 residential flats are proposed, with 11 one-bedroom and 4 two-bedroom flats in Block 1 and 8 one-bedroom and 8 two-bedroom flats in Block 2. In total, 36 off-street car parking spaces are proposed including 4 disabled person spaces.

The two blocks would be sited at each end of the site, along the north west and south east side boundaries with parking mainly provided between the two blocks, accessed by a centrally sited vehicular crossover. The blocks would be at a slight angle to Victoria Road, set back by 3m to 7m. Following concerns raised by officers, the scheme has been amended, involving alterations to the scheme's layout with more space being created around the blocks. The mix of the units has also changed (as opposed to the 15 one-bedroom and 16 two bedroom units originally proposed), with two units being re-located within the roofspace of Block 1 and alterations to the design of the blocks. The main shared amenity space is provided at the rear of each of the blocks, although all the ground floor units now have their own individual patio areas and the majority of the units above would have a balcony. There would be a seating out area between the two blocks, with landscaping along the front of the site. There is also a third floor roof terrace in Block 1.

Block 1 would have a main width of 28.8m and overall depth of 18.7m. It would be finished with a ridged roof, with a main eaves height of 8.2m and ridge height of 14.8m. The roof would contain a gable feature and three dormers in the front, with a half gable returning along the side. At the rear would be a projecting three storey wing, with the roof terrace above. An undercroft parking area would replace part of the ground floor adjoining the central car park. Balconies are proposed to the front, side and rear elevations. The block would comprise 15 units, with 2 x one-bedroom and 1 x two-bedroom units on the ground floor, together with the undercroft parking, cycle and refuse storage, 4 x one-bedroom and 1 x two-bedroom units on the first and second floors and 1 x one-bedroom and 1 x two-bedroom units in the roofspace, together with the roof terrace.

Block 2 would have a main width of 27m and overall depth of 19.8m. It would also be finished with a ridged roof, with a main eaves height of 8.2m and ridge height of 12m and also contain a gable feature at the front and rear, with half gable features at opposite corners of the building. A smaller undercroft parking area would be provided adjoining the car park. Balconies also characterise the front and rear elevations. The block would comprise 16 units, with 2 x one-bedroom and 2 x two-bedroom units on the ground floor, together with the undercroft parking and refuse storage, 3 x one-bedroom and 3 x two-bedroom units on the first and second floors.

A number of reports have been submitted in support of the application, namely:-

Design and Access Statement (Revised September 2010):

This report outlines the context for the development and provides a justification for the scheme, layout, scale and access for the proposed development. The report also provides a summary of a number of the submitted reports.

Transport Statement:

This provides a context for the development and describes the site, the availability of public transport and the proposal. A Trip Rate Information Computer System (TRICS) traffic database was utilised to assess the likely traffic generation and other road usage associated with 31 flats. It estimates total AM (08:00 - 09:00) and PM (17:00 - 18:00) peak hour traffic at 4.6 and 3.8 vehicles respectively. This level of traffic would have no material impact upon the junction capacity. Similarly, the capacity of local public transport would not be affected.

The parking provision would satisfy maximum standards set out in the London Plan and in Hillingdon's UDP and given the parking restrictions on the surrounding roads, this provision will be self-enforcing. Cycle parking will also be provided at a ratio of 1 space per unit.

The new access has adequate visibility recommended in Manual for Streets with at least 43m x 2.4m and will not interfere with the existing bus stop.

Even considering the development of this and the adjoining development on Plot A, the total AM and PM peak increases to 6.1 and 5.0 vehicles respectively which will have no material impact on the junction capacity.

Noise Assessment:

This describes the site and provides the statutory background for the assessment and describes the noise measurements taken. The assessment demonstrates that road traffic on Victoria Road is the main source of noise with noise from Sainsbury's service yard being audible, but not identifiable on the measurement trace during the day, although it did become just detectable during the night. The results show that it is only the facade facing Victoria Road that requires mitigation from noise. Measures suggested include a thicker layer of plasterboard on the ceilings, a high specification through-the-wall ventilator and higher sound insulation specification for the windows.

Energy Statement:

This provides a site description and the statutory context for the report. It concludes that energy efficiency measures can reduce emissions by up to 13% with the remaining emission reductions to be provided by low and zero carbon technologies. The review of renewable energy options suggests that PV panels would be the preferred option.

Arboricultural Impact Assessment Report:

The statement examines the health, vigour and integrity of existing trees on site, assesses their retention value and makes recommendations for mitigation. The report advises that there are 11 trees, groups or hedges in total on site. Of these, 10 are low quality and 1 is poor quality. Such trees do not constrain development and individual tree loss would have a low impact, although the aggregate loss may require mitigation. The report goes on to

advise that all of the trees will be removed but the sites re-development offers the opportunity for replacement planting with appropriate species which will follow the planting on Plot A, with the native downy Birch along the front and rear boundaries.

Preliminary Contamination Assessment Report:

This presents the findings of a preliminary contaminated land risk assessment for the site. It primarily considers historical information and records. As the site comprised a library and gym, with areas of car parking and prior to this agricultural farmland, the report concludes that the risk of contamination is very low.

Phase II Geoenvironmental Assessment Report:

This report describes the site, the investigation methodology and the underlying ground conditions found on site. The results are assessed and recommendations are made for remediation measures.

Flood Risk Assessment:

The report states that part of the site is within Flood Zone 2 (the medium probability flood area). To manage the 0.1% annual probability climate change flood level of 35.34m AOD, finished floor levels will be set at or above this height. The topographical survey also shows that Victoria Road is above this level for the majority of its frontage so access to the site should be available during an extreme flood event. Sufficient on site storage in the form of underground tanks will also be provided to manage storm flows.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant recorded planning history relating specifically to this site. However, the following applications are considered to be relevant to this scheme:

67080/APP/2010/1419 - Erection of a three storey building to provide for a new library, adult learning facilities, florist shop, 10 one-bedroom flats, together with associated parking and external works (involving demolition of existing library building) - Approved 08/11/10.

66408/APP/2009/2202 - Erection of single storey building for use as youth centre with associated parking and landscaping (land to south east of former Ruislip Library forming part of former Swallows Gym) - Approved 04/12/09.

4. Planning Policies and Standards

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Statement 22: Renewable Energy

Planning Policy Statement 25: Development and Flood Risk

Planning Policy Guidance 13: Transport

Planning Policy Guidance 24: Planning and Noise

London Plan (Consolidated with Alterations since 2004), February 2008

London Plan Interim Housing Supplementary Planning Guidance, April 2010

Supplementary Planning Guidance - Community Safety by Design

Supplementary Planning Guidance - Noise

Supplementary Planning Guidance - Air Quality

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.
- 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.
- PT1.20 To give priority to retail uses at ground floor level in the Borough's shopping areas.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE14 Development of sites in isolation
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OE11 Development involving hazardous substances and contaminated land -

	requirement for ameliorative measures
H4	Mix of housing units
H5	Dwellings suitable for large families
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Residential Layouts Accessible Hillingdon

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th December 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Original Plans

284 local properties have been consulted and site and press notices have been posted. 4 responses have been received, making the following concerns:

- (i) Overdevelopment of the site which will be incongruous with surrounding area;
- (ii) Parking will not be sufficient as it is being assumed that residents will only have one car per flat and that residents will not have visitors;
- (iii) Proposed development is only 50 yards from a set of traffic lights which is seriously congested at peak times and very busy at all other times. Total of proposals on Plots A and B is for 41 units which will be in middle of a daily traffic jam, and increased congestion and on-street parking will make situation much worse;
- (iv) Surrounding houses benefit from looking out across the green fields;
- (v) South Ruislip already densely populated which will be exacerbated by proposal with more overcrowding turning area into a grim suburb. Infrastructure already overloaded;

- (vi) Continuously increasing traffic results in additional pollution and noise which is making life unbearable for existing residents;
- (vii) Development requires additional facilities, particularly school places as many children already do not get their first choice of school and this development will make matter worse;
- (viii) Adjoining youth club next door went ahead against local wishes;
- (ix) Adjoining football club stays open past 11:00 PM;
- (x) How long before playing fields are developed?
- (xi) Flats would overlook our property on the opposite side of the playing fields;
- (xii) Flats will appear large and unsightly;
- (xiii) Money for development would be better spent on a relief road between Victoria Road and the A40.

South Ruislip Residents Association: No response received.

Environment Agency: There is no requirement to consult the Environment Agency on this application

Internal Consultees

URBAN DESIGN OFFICER:

ORIGINAL PLANS:

The proposed scheme regards the regeneration of a centrally located brownfield site for the purpose of a replacement library, education facilities for the relocation of adult education from a Ruislip High School and residential flats. The application site is centrally located within a short walking distance from South Ruislip Underground Station. Directly opposite the library site is a large scale retail development. The proposed library and education facilities provide important complementary services which assist in creating a diverse, well balanced town centre environment, providing cultural services in close proximity to leisure, sport and commercial services.

To the north west of the elongated plot is a three storey residential development, Kelvedon Court, which is very well screened from the development site by robust vegetation as well as a respectable distance. Immediately to the south of the application site is a new Youth Centre under construction. Further to the south are existing tennis courts, whilst large open Playing fields abuts the site to the east. The proposed scheme, which forms a linear development along Victoria Road forms an important extension of the town centre. From an urban design point of view it is of great importance to continue the avenue character of the street scene in a similar way to the continuous line of Plane trees and complementary hedge planting which screens the large scale customer car park opposite the site.

The site as a whole consists of three compact built components, separated by surface car parking facilities. Because of the narrow shape of the plot, space for amenity facilities within the site are most restricted. In addition, at the most narrow point of the site, there is very little available space left for complementary planting, and is therefore not possible to achieve the required avenue character with the current layout arrangements.

From an urban design point of view it would therefore be advisable to create a residential development of the same height as the library building, and as a result free up some vital open space along the street frontage, as well as between Block A and B. The single storey elements forming the entrance point to these to blocks do however not contribute to the enhancement of the streetscene, but are considered to be out of character with the development as a whole. It would therefore be preferable to prolong Block 1 slightly to the south and omit the single storey elements as a whole, as the proposed undercroft parking facilities provides a visually poor, dark and unsafe environment. Block 2 could also be increased in height at the northern end, and then step down

gradually at the southern end. The open space between two built elements, Block 1 and 2, should then be further enhanced by strategic tree planting and other greenery.

Elements of public art should be incorporated into the landscaping scheme, for example in the form of bespoke entrance gates, an interesting signage or wall feature to create a strong sense of place. The art initiatives could be a joint venture with the local community, and incorporate the Library, the residential blocks as well as the adjacent Youth Centre.

The proposed building materials such as the combination of fairface brickwork and coloured render, matched by the slated roof and powder coated details in grey are fully supported, and underline the simplistic and contemporary design approach of the development.

Conditions

1. To be built in accordance with drawings (when amended).
2. Samples of all building materials and hard landscaping materials to be submitted to the LPA and agreed in writing prior to the commencement of works.
3. Fully detailed drawings of all boundary treatment, including gates, railings and fences to be submitted to the LPA and agreed in writing prior to the commencement of works.

AMENDED PLANS:

PROPOSAL: Erection of two blocks of three and four storey flats, with parking and ancillary development

BACKGROUND: This is a very tight site of irregular width, located between Ruislip Manor library and the Young People's Centre, and backing on to the playing fields.

The scheme has been amended, in discussion with the architects, to produce a modern design which is coherent in its roofscape, as simplified and as sleek as possible in its elevational appearance, and appropriate in its relationship with surrounding buildings and setting. As the scheme would be visible from all viewpoints, including from the rear, attention to detail has been important. In this way, the apparent scale and bulk of these blocks has been reduced to enable them to be absorbed satisfactorily into the streetscape.

RECOMMENDATIONS: Acceptable. Samples of all materials required.

TREE OFFICER:

THE SITE (Landscape) & TREES: This flat site is located on the eastern edge of the local centre. There is a long line of semi-mature (London Plane) trees on the south-western side of Victoria Road. These trees, and others further to the east of the site, form a large-scale landscape feature between the road and the large retail buildings on that side of it. The north-eastern side of the road is more open with some individual and small groups of trees.

There are two small groups of trees on the road frontage and two trees close to the rear boundary of the site.

The trees on and close to the site, which are shown on the topographical/tree survey drawing, have been surveyed, in accordance with the recommendations of BS 5837:2005, by Landmark Trees. The results and interpretation of the results of the survey are presented in the Arboricultural Impact Assessment Report (June 2010). The report includes tree survey/constraints, arboricultural impact

assessment and plan.

No trees are categorised as 'A' grade (good quality and landscape value, where protection and retention is most desirable as part of any redevelopment), nor as 'B' grade (fair quality and value, worthy of protection and retention as part of any redevelopment). The other trees/groups/hedges are all 'C' rated (poor), which could be retained but, subject to replacement planting, are not a constraint on the development of the site, or 'R' (remove).

The tree survey/constraints drawing shows the root protection areas (RPAs) for the trees which define construction exclusion zones necessary to safeguard trees from built development, or interference within the root zone.

The trees on and close to the site are not protected by Tree Preservation Order or Conservation Area designation.

THE PROPOSAL & PRELIMINARY APPRAISAL: Based on the recommendations of BS 5837, the design of the development of the site should be informed by the tree survey/report.

The redevelopment of the site involves the construction of two new three-storey buildings to provide 31 flats, together with associated parking, external works and landscaping. In this case, the trees do not constrain the development of the site and the individual removals will have a low impact. However, the loss of all of the trees should be mitigated by tree planting.

The layout reserves limited space for landscaping on the road frontage, and in the amenity space at the rear of the buildings. The landscaping scheme makes provision for the planting of five fastigate (narrow-crowned) trees in front of the buildings, three trees on the road frontage of the car park and seven trees in the amenity space behind the buildings, in replacement of the existing trees. In that context there is no objection to the loss of several trees on the site. However, the space (a narrow strip) for landscaping in front of the two buildings is limited, such that they will be the dominant features.

ACCESS OFFICER:

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

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

1. Plans should be amended to show bathrooms that accord with the Lifetime Home Standards. The bathrooms/en-suite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
2. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gulley drainage.
3. The proposed wheelchair accessible flat (flat 1) should include specification that is conducive to the access requirements of a wheelchair user. Whilst the Design & Access Statement refers to a level access shower with perimeter drainage, the submitted plans appear not to have been marked up with these technical details

Conclusion: Plans should be amended to reflect the above specification in all bathrooms.

SUSTAINABILITY OFFICER:

1 Plot B: Energy

An energy statement was submitted with the application however it only demonstrates 13% of the energy coming from renewable energy sources without adequate justification for not including additional technology to provide the remaining 7%.

However given the importance of the applications and the commitment to Code for Sustainable Homes level 3 for the housing, I do not object to the proposals subject to the following conditions:

CONDITION

The residential development hereby permitted shall be built to a minimum of Level 3 of the Code for Sustainable Homes (or its successor). No development shall take place until a Design Stage assessment (under the Code for Sustainable Homes or its successor) has been carried out and a copy of the summary score sheet and Interim Code Certificate have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

CONDITION

Prior to the first occupation of the residential development, a copy of the summary score sheet and Post Construction Review Certificate (under the Code for Sustainable Homes or its successor) shall be submitted to the Local Planning Authority verifying that the agreed standards have been met.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

2. Plot B: Flood Risk

As discussed at the pre-registration meeting with the EA, and included within the comments on the registration proforma, the development will need be justified through the flood risk sequential test. It is advised that the matter is discussed with the policy team.

S106 OFFICER:

Further to recent amendments to the scheme I am writing to advise of the agreed planning obligation heads of terms arising from this proposal and also to advise that given that the final quantum of unit mix for the affordable aspect is uncertain then the obligations will need to be addressed by formula in the resulting s106 agreement, if the scheme is approved.

In brief:

1. Highways/road works: Please see highways comments as to the extent of the highways works required as a result of this proposal and which will be followed through into the s106 agreement.

2. Affordable Housing: 16% of the scheme, by habitable room, is to be delivered as affordable housing with the tenure and unit mix to be agreed with the Council.

3. Education: formula for delivery of the education places in line with the SPD.
4. Health: formula for the resulting level of health facilities contribution in line with the SPD (£216.67 per person) is sought.
5. Libraries: formula for the resulting level of library facilities contribution in line with the SPD (£23 per person) is sought.
6. Construction Training: formula for the resulting level of construction training contribution, in line with the SPD, ($\text{£}2,500$ for every $\text{£}1$ million build cost + $31(\text{number of units})/160 \times \text{£}71,675 = \text{total contribution}$) is sought or an in-kind scheme submitted to and approved by the Council.
7. Project Management and Monitoring Fee: in line with the SPD a contribution equal to 5% of the total cash contributions is sought to enable the management and monitoring of the resulting agreement.

EDUCATION SERVICES:

A S106 education contribution of £108,764 is sought (Nursery - £12,621, Primary - £41,784, Secondary - £31,183 and Post-16 - £23,176) discounted to £85,289 (Nursery - £9,404, Primary - £33,278, Secondary - £24,571 and Post-16 - £18,035) for full nomination rights.

ENVIRONMENTAL HEALTH OFFICER:

I do not wish to object to this proposal.

Residential re-development:

Noise

I refer to the Noise Assessment carried out for the applicant by Northumbrian Water Scientific Services file reference number 18162 dated May 2010. It has been calculated that the overall site falls within Noise Exposure Category C of PPG24.

PPG 24 states that for sites falling within Noise Exposure Category C, planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.

Road Traffic Noise - Southern façade (front of building)

The daytime equivalent continuous noise level (Leq) was predicted to be 69.3dB, placing it in upper Category C. Additionally, the night-time noise Leq was predicted to be 61.0dB, which also places the site in Category C. A series of measures are suggested in Chapter 7.3 which it is indicated can be employed to ensure noise levels in habitable rooms satisfy the Borough's Noise SPD.

Summary

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.

I therefore recommend the following conditions be applied to ensure that the proposed development will satisfy the requirements of the Borough's Noise SPD, Section 5, Table 2;

Condition

Development shall not begin until a scheme for protecting the proposed development from road 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 - Dust from demolition and construction

Current government guidance in PPS231 endorses the use of conditions to control impacts during the construction phase of a development. I would recommend a standard condition requiring a Construction Environmental Management Plan (CEMP) to include dust control measures to be employed on site.

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

Air Quality Assessment

The site is within the northern half of the Borough and therefore not located in the declared AQMA. No objections are therefore raised in respect of Air Quality.

Contaminated Land

I understand comments are to be sent under separate cover by colleagues in EPU.

ENVIRONMENTAL HEALTH OFFICER (LAND CONTAMINATION):

The desk study Phase 1 report by MLM for the site indicates that the site does not have a contaminative use, the land being used for agricultural purposes in the past before the building of the library and gym. We have not identified the site within our contaminated land strategy. However it is now a brownfield site with made ground. Residential flats are proposed on both sites with more amenity space on Plot B. The site is therefore a sensitive development and as such contamination investigations are necessary under the planning regime.

The site investigation (Phase 2) was carried out by MLM following the desk study. There were 12 sampling boreholes into the underlying soil to a maximum of 7.45 metres. They do not cover the current building areas where the properties still stand. The boreholes did not show unusual ground conditions however there is a shallow depth of made ground (gravelly clay, bricks etc) located down to 0.34 to 1.0 metres depth. The borehole soil logs are in the report.

Soils were tested for a range of contaminants and the results were compared to the standards for residential gardens. Most contaminants were not elevated. However there were two levels of Polyaromatic Hydrocarbons (Benzo(a)anthracene and Benzo(a)pyrene) that were above these target levels. The two hotspots are marked on a map and localised remediation is required if they are in a garden or amenity space area. The hotspots are at 0.1 to 0.2 metres depth and may be removed in the site strip. The plants on site are healthy and no levels of phytotoxins were found that would affect plant growth.

Monitoring wells for gas and water were installed at 4 locations. Ground gases were measured on 3

occasions). Some low Carbon dioxide up to 1.4% was found with no methane or vapours. Calculations were made for low rise housing using the NHBC Traffic Lights System for a 150mm void, and it was concluded that gas protection is not necessary mainly due to the low flow rates found.

It appears that there are no groundwater issues found by the investigation and the site is on a non-aquifer. However the Agency should be consulted for their comments.

The investigation report proposes protection for water pipes given that some levels of soil contamination particularly arsenic are above the WRAS guideline for laying water pipes.

The details submitted in this application in the MLM reports are sufficient for our current purposes as regards the human health issues. On the basis of the soil testing there may be some localised remediation of the two hotspots. If there is any unexpected contamination in the areas not surveyed or elsewhere this should be reported to the LPA and carried out properly.

I would advise applying a contaminated land condition as below to both applications given the sensitivity of the housing development and the made ground/identified hotspots on the site. Some contamination may be encountered once the buildings are demolished and all of the ground can be assessed. The condition will also ensure that the imported soil is tested and clean. Please contact me if you wish to discuss this site.

Condition

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 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.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The western part of the site is located within the South Ruislip Local Centre, with the eastern part being within the 'developed area' as shown on the Unitary Development Plan Proposals Map. In such a location, there is no in principle objection to the provision of residential units.

Policy H4 states that wherever practicable a mix of housing units should be provided, particularly one and two bedroom units. It emphasises that within town centres smaller units are preferable. Whilst this location does not fall within a designated town centre, it does fall within the South Ruislip Local Centre. Given the location and nature of the site, the unit mix of one and two bedroom units is considered to be acceptable.

This proposal involves the re-development of the former car park which served the former Ruislip Library and part of the site which previously accommodated a gymnasium. Policy R5 of the UDP Saved Policies September 2007 resists the loss of community facilities unless adequate alternative facilities are available. Similarly, Policy R11 of the UDP requires that proposals which involve the loss of land or buildings previously utilised for community facilities are assessed having regard to various criteria. Permission has been granted to replace the former 320m² library with a 388m² library on the adjoining site (Plot A) which also includes the associated car parking to serve the library and other facilities proposed as part of the redevelopment scheme. As part of the officer's report on the adjoining youth centre, it was also noted that as the centre would provide facilities for social, sporting, educational and community events to take place, including a large multi-purpose hall, the youth centre would therefore replace a large element of the existing Class D2 use of the site as a leisure centre. As such, and given that the permission granted on Plot A would also include an adult learning centre with five classrooms, no objections are raised to the loss of the community facility use on this site, particularly as much of this use comprised associated car parking.

As such, the proposal is considered to be in accordance with Policies H4, R5 and R11 of the saved UDP, subject to meeting other relevant planning criteria.

7.02 Density of the proposed development

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

The site has a Public Transport Accessibility Level (PTAL) of 2. Given the nature of the surrounding area, which is on the edge of South Ruislip Local Centre, and is largely characterised by terraced and semi-detached properties with relatively large gardens, and buildings of 2-3 storeys in height, it is considered that the site falls within a suburban area as defined in the London Plan (2008). The London Plan (2008) range for sites with a PTAL of 2-3 in a suburban area is 50-95 units per hectare and 150-250 habitable rooms per hectare, assuming units have an indicative size of between 2.7 - 3.0 hr/unit. The proposed units have an average size of 2.4 hr/unit and the scheme equates to a density of 129 u/ha and 308 hr/ha which exceeds the maximum density as recommended by the London Plan.

In this instance, the division between this site and the adjoining Plot A is somewhat superficial, and although the approved re-development scheme on Plot A is for mixed development, it does include a significant element of residential use. Taking the redevelopment proposals on Plots A and B together, the larger scheme, including all the residential units would have a density of 95 u/ha and 218 hr/ha. This does comply with London Plan standards. It is therefore considered that the density is acceptable in this location, particularly as part of the site does form part of the South Ruislip Local Centre, where arguably, the character could be described as more urban (increasing the appropriate density from 70 - 170 u/ha in the London Plan) and the site is close, ie within

250m of the South Ruislip Underground Station. It is therefore considered that on balance, no objections are raised to the proposed density of development on this site.

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

Not applicable to this application site.

7.04 Airport safeguarding

The Ministry of Defence (MoD) have confirmed that they have no objections to the proposals. There is no requirement to consult National Air Traffic Services (NATS) or BAA Safeguarding on this proposal.

7.05 Impact on the green belt

No Green Belt issues are raised by this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The surrounding area is characterised by a wide mix of uses, with a large Sainsburys Supermarket and associated car park located on the opposite side of Victoria Road, beyond which is South Ruislip's main shopping area, a largely residential area located to the north, and large school playing fields located to the east. The site falls on the edge of the area designated as South Ruislip Local Centre and, accordingly, is on the fringe of the more densely built up area of South Ruislip.

Block 1 adjoining Plot A would be a four storey block, although on the Victoria Road frontage, the fourth floor would mainly be contained within the roof space with pitched roof dormers fronting the road, with Block 2 being three storey.

Block 1 would be comparable to the height of the three storey replacement building approved on the library site and be of a similar design. As part of the consideration of this scheme, it was noted that the building would not be out of keeping with the size, scale and height of nearby developments including Kelvedon Court to the north west, Sainsburys Supermarket opposite, and most of the properties in the Local Centre. Notably, all buildings fronting the Victoria Road/Station Road crossroads, less than 100m to the north west of the application site, are at least three-storeys, or equivalent, in height. Block 2 would also sit comfortably with the adjoining Young People Centre, parts of which equate to a two storey height.

The Council's Urban Design/Conservation Officer considers that the revised plans are a considerable improvement to the scheme, providing more space around the buildings, and the design of the buildings are much improved. The alterations to the roof terrace, by bringing the roof of the building down lower, also assist in reducing the dominance of this feature.

This part of Victoria Road, is characterised by rows of trees, set back from the road, on both sides, and these form an important element to the street scene, providing screening to the busy supermarket, service yard and associated car parking on the south western side of Victoria Road, and enhancing the more open nature of the north eastern side of the road. Whilst existing trees would need to be removed in order to make way for the proposed development, replacement trees would be provided to maintain the tree planting to the site frontage.

The building would take on a modern appearance with use of building materials such as fairface brick work, coloured render, and slate roofs to match the materials proposed on the adjoining building. Given the various different styles of buildings within the vicinity of

the site, this is considered to be visually acceptable in this location.

Overall, it is not considered that the size, scale, height or design of the proposed building would have a significant detrimental impact on the character or appearance of the surrounding area, or on the visual amenities of the street scene. Accordingly, the proposal is considered to comply with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

The nearest existing residential properties to the application site are located at Kelvedon Court and the adjoining houses that front the south eastern side of Long Drive. These properties are sited over 65m from the application site. Furthermore, once the adjoining library site is redeveloped (application no. 67080/APP/2010/1419 refers), the nearest properties at Kelvedon Court and the adjoining property, No. 53 Long Drive would be screened by the new three storey building on Plot A from the nearest proposed block (Block 1) on Plot B.

The proposed new three storey building on Plot A does contain residential units, but these would not contain any side windows that would face onto the application site and the two blocks would be separated by a 21m distance. The whole of the area at the side of the building on Plot A would provide car parking which wraps around at the rear. Shared private amenity space for the adjoining block would be provided in the northern corner of the adjoining site, well away and largely screened from the application site. Furthermore, private balconies and roof terraces are located at the rear of the building, but these would be more than 21m from the nearest proposed block so as to satisfy the 21m separation distance advocated by design guidance to ensure that privacy is maintained.

It is therefore considered that the proposal would not have any detrimental impact on the amenity of existing and proposed residential occupiers in terms of overlooking, loss of privacy, overshadowing or loss of outlook. The scheme complies with Policies BE20, BE21 and BE24 of the saved UDP.

7.09 Living conditions for future occupiers

The Council's Supplementary Planning Document: 'Residential Layouts' states that a minimum of 50m² internal floor space should be provided for one-bedroom flats, increasing to 63m² for two-bedroom units. The one bedroom flats would have floor areas ranging from 51m² to 55m², with the flats in the attic of Block 1 having a floor area of 74m² and 66m² to 80m² in the case of the two-bedroom units. The proposal therefore meets these guidelines. All windows would receive adequate daylight and the amenities of future occupiers would not be prejudiced by the location of adjoining properties. Furthermore, all the ground floor units now have their own small patio areas, allowing areas of defensible space to be created immediately outside their habitable room windows. As such, it is considered that the proposed units would adequately serve the needs of future occupiers in terms of internal space.

The Council's Supplementary Planning Document: 'Residential Layouts' also advises that shared amenity space should be provided at a minimum level of 20m² and 25m² per one-bedroom and two-bedroom units respectively and that space needs to be usable, attractively laid out and conveniently located. As such, a total of 680m² of external amenity space should be provided (320m² for Block 1 and 360m² for Block 2). This proposal would provide 207m² of shared garden space for Block 1 and 166m² for Block 2 at the rear of each block. In addition, the ground floor unit at the rear of Block 1 would have a private patio area of 24m² and the two ground floor units on Block 2 would have areas of 21m² and 25m². Also, on each of the first and second floors on Block 1, 3 of the 5 units would

have a 4m² balcony (only 2 one-bedroom units would not have a balcony), and a 59m² communal roof terrace would be provided on the third floor. In Block 2 on the first and second floors, all the one-bedroom flats would have 4m² balconies and the two-bedroom units would each have 10m² areas. Therefore, Block 1 provides 314m² or over 98% of its amenity space requirement to satisfy minimum standards, whereas Block 2 only provides a total of 248m² or some 69% of its overall requirement.

However, the ground floor units at the front would also have small patio areas of 16m² and 24m² on Block 1 and 13m² and 27m² on Block 2. At the front of these areas are communal/landscaping areas, with a 62m² seating out area provided between the two blocks at the front of the car park. Although the Council's design guidance does not include front garden areas as providing private amenity space as these areas are generally not considered to afford adequate privacy and amenity to be counted as amenity space, it is considered that this issue, particularly as regards flatted development where shared amenity space by definition, is not particularly private, is not clear cut. For instance, the seating out area at the front would not be particularly private and be more exposed to traffic noise but that is not to say that it could not serve a more limited useful purpose for some residents, less sensitive to noise and the gaze of passers-by, particularly if they were carefully landscaped. Those more sensitive residents would still have the option of using the rear amenity area(s). There have been a number of appeal cases recently, such as the Reindeer Public House, Maxwell Road, Northwood (ref. 18958/APP/2009/2210) where Inspector's have not discounted amenity areas at the front. If all the external amenity space is included, the overall amount of space for Block 2 at 350m² equates to 92% of that required by design guidance.

It is therefore considered that given the relatively minor nature of the shortfall in amenity space, even if the areas at the front are not included, combined with the fact that all the units in Block 2 where the shortfall is more pronounced would have their own patio or balcony areas, a reason for refusal on this ground would not be justified. As such, the scheme is considered to comply with policy BE23 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

A total of 36 parking spaces are proposed within the centre of the site, including 4 disabled person spaces, served by a new central vehicular crossover. This would require alteration to the road markings of the central reservation on Victoria Road in order to provide a new right hand turn lane.

Given the scale of the proposed development, in terms of vehicular trip generation/attraction, the future trips associated with the development are unlikely to have a significant effect on the capacity of the highway network.

With regards to the proposed residential use, the Council's Car Parking Standards state that for flats without individual curtilages and with communal parking areas, a maximum of 1.5 spaces should be provided per unit which would give a total of 47 spaces. Notwithstanding this, the London Plan standards state that for one and two-bedroom units a maximum of one space or less should be provided per unit, emphasising that all developments in areas of good public transport accessibility and/or town centres should aim for less than 1 space per unit. The site lies on the edge of the South Ruislip Local Centre, very close to local shops and a major supermarket, and is less than 500m away from the Victoria Road Retail Park. The site is also within approximately 300m of South Ruislip Underground and train stations.

There are parking restrictions along Victoria Road and in South Ruislip Centre. In addition, the site lies within close proximity to public car parks within South Ruislip. Accordingly, it is not considered that the proposal would result in a significant increase in on-street parking in the surrounding area.

Cycle storage provision has been shown within the undercroft area. Full details would be required by way of condition should approval be granted, and a minimum of 31 spaces are required, one space per unit.

On this basis, the Council's Highway Engineer does not raise any objections to the proposal and its off-street car parking provision or the access arrangements. Alterations to the road markings would be secured through S106/S78 Agreement. As such, the scheme complies with policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

Urban Design

This issue has been largely addressed in part 7.07 of the report. At ground floor level, the proposed building would have an external footprint of approximately 507m². However, at first and second storey level, part of the building would be cantilevered over the car park, essentially creating an undercroft element to the car park, and additional floorspace for the upper floors. The second storey would be set back from the building's main front elevation, fronting Victoria Road, in order to provide roof terraces for flats at that level. The proposed building would have maximum dimensions of approximately 30m by 28m by 14m high.

Given the nature of the immediately surrounding area, including the three-storey residential block adjoining the site to the north west, and the large Sainsburys Supermarket, which the plans indicate measures approximately 26m high, opposite, it is not considered that the height, size or scale of the development would be out of keeping with the character or appearance of the surrounding area.

The building has been designed to reflect its different uses. At ground floor level it would be largely glazed to maximise the daylight in to the library and to provide a link to the outside, emphasising that it is a public building. At first floor level, the windows would project from the front elevation to create visual interest and a modern design, and at third floor level the front elevation to the residential units would sit behind roof terraces. The Design and Access statement suggests the provision of a pitched roof would add a domestic character. The external walls to the building would be finished in fairface brickwork and coloured render finish. the roof would comprise grey slates and the doors and windows would be finished in grey powder coated aluminium.

The proposed design and materials would create the impression of a modern contemporary building which is considered to be visually acceptable in this location. Notably, the proposal would reflect the modern design approach which was adopted for the youth centre, currently under construction to the south west of the site.

The Council's Urban Design Officer has raised no objections to the scheme in terms of size, scale, height, bulk, design, etc. However, it has been suggested that additional tree planting should be provided in the car park area. Given that a large part of the car park would be provided under an undercroft, and the restricted space available in this part of the site, this would not be possible. Details relating to landscaping will be further discussed in part 7.14 of the report. However, it should be noted that following

discussions with the Council's Trees/Landscape officer amended plans were submitted which show additional soft landscaping and tree planting to the site frontage, fronting Victoria Road, and notably, the Council's Trees/Landscape Officer has raised no objections. Accordingly, it is not considered that refusal could be justified on these grounds.

Security

The development would incorporate measures to reduce the risk of crime. Should approval be granted a condition would be required to ensure the development meets the Metropolitan Police's 'Secured by Design' criteria. Notably the Metropolitan Police's Crime Prevention Design Advisor has raised no objections to the scheme subject to conditions regarding boundary treatment (which would be covered by the Council's standard boundary treatment condition), CCTV, and details relating to the proposed children's play area to ensure it is secure and not abused by unauthorised users.

7.12 Disabled access

The applicant's Design and Access Statement confirms that the proposed development would comply with Lifetime Homes Standards, BS8300:2009 and Part M of the Building Regulations. It confirms that level access would be provided to all floors, all access controls to common parts of the building would be accessible and inclusive, and that WCs and bathrooms throughout the development would be flexible to allow use by wheelchair users. The Council's Access Officer has raised a number of points regarding the bathrooms and proposed wheelchair accessible unit. However, should approval be granted, it is considered that these issues could be satisfactorily addressed by way of condition.

7.13 Provision of affordable & special needs housing

Policy 3A.11 of the London Plan (2008) states that Boroughs should normally require 50% affordable housing provision on a site which has a capacity to provide 10 or more homes, unless a Financial Viability Assessment indicates otherwise.

Circular 05/2005 acknowledges that in some instances 'it may not be feasible for a proposed development to meet all of the requirements set out in local, regional and national policies and still be economically viable.' It goes on to state that in such cases it is for the local authority to decide what level of contributions are appropriate.

A Financial Viability Assessment (FVA) has been submitted which suggests that the scheme can support an element of affordable housing and 16% of the scheme by habitable room has been agreed which would be controlled by the S106 Agreement.

7.14 Trees, Landscaping and Ecology

There are two small groups of trees on the road frontage and two trees close to the rear boundary of the site. These trees are not protected and the Council's Tree Officer advises that they do not constrain the development, as no objection would be raised to individual tree loss, provided replacement tree planting was carried out on site.

The submitted landscape plan makes adequate provision for landscaping at the front of the site, including new tree planting, which would reflect the long line of tree planting on the south-western side of Victoria Road. As such, subject to appropriate conditions, the scheme is acceptable and complies with policy BE38 of the adopted Hillingdon unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

The plans show refuse storage areas within the undercroft parking area. Block 1 would be served by a 4m x 0.9m deep storage area, with Block 2 by a 6m x 0.9m area. It is

considered that the areas proposed would be large enough to accommodate the required refuse storage provision. Additional space could be made available on site to provide larger areas if required. Accordingly, further details would be required by way of condition should approval be granted.

7.16 Renewable energy / Sustainability

Policy 4A.7 of the London Plan 2008 advises that boroughs should require major development to show how they would reduce carbon emissions by 20% through addressing the site's electricity and heat needs from renewable sources, wherever feasible.

An energy statement has been submitted with the application, however it only demonstrates that 13% of the energy would come from renewable energy sources without adequate justification for not including additional technology to provide the remaining 7%.

However, the Council's Sustainability Officer advises that given the importance of the applications and the commitment to Code for Sustainable Homes level 3 for the housing, no objection is raised, subject to appropriate conditions to ensure compliance with Code 3.

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. Policies 4A.12, 4A.13 and 4A.14 of the London Plan (February 2008) require that flooding issues and the need for flood risk management and sustainable drainage are taken into account, having regard to PPS25.

Much of the western half of the site is within Flood Zone 1, which has the lowest probability of flooding, whereas most of the eastern half falls within Flood Zone 2. Accordingly, a Flood Risk Assessment has been submitted in support of the application. The Environment Agency have confirmed that they do not wish to be consulted on the application and that the Council should use standing advice on their website and in PPS25 to assess the scheme.

In accordance with PPS25, due to the provision of residential units, the development would be regarded as a 'more vulnerable' use. However, Table D.3, 'Flood Risk Vulnerability and Flood Zone Compatibility' indicates that 'more vulnerable' uses falling within Flood Zone 2 are appropriate. However, a sequential test should be used to establish that more suitable sites are not available.

To this end, a flood risk sequential test has been carried out. This advises that the Council is developing its Core Strategy and Strategic Housing Land Allocations and that currently, there is limited information on other sites likely to come forward that are comparable in size to the application site and the London Plan Strategic Housing Land Availability Assessment only investigates 'large' sites over 0.25 hectare. Accordingly, a comparison of other alternative sites would need to investigate other available 'windfall' sites that may be considered reasonably available. However, there is a relatively low level of flood risk on this site and measures identified in the Flood Risk Assessment would reduce the risk to a negligible level. Also, safe access and egress in times of flooding can be maintained to the site. Furthermore, this proposal is linked to the re-development of the adjoining library site. The report concludes that given the above, the development will be sited in an area with little or no flood risk, and there are no reasonably available alternative sites.

Therefore, it is not considered that the proposed development would lead to a significant

increase in flood risk. Appropriate conditions are recommended and the scheme is considered to be acceptable, in accordance with policy OE8 of the saved UDP, policies 4A.12, 4A.13 and 4A.14 of the London Plan (February 2008) and PPS25.

7.18 Noise or Air Quality Issues

Noise

The site lies adjacent to Victoria Road, near a busy junction, and opposite Sainsburys Service Yard. Accordingly, a Noise Assessment has been submitted in support of the application. This confirms that whilst the site falls within Noise Exposure Category C, the use of mitigation measures, such as use of double glazing and appropriate building materials, would give sufficient noise attenuation for the residential areas. Notably, Officers in the Council's Environmental Protection Unit have raised no objections subject to appropriate conditions to ensure the scheme is adequately protected from road traffic noise.

Air Quality

The site does not fall within an Air Quality Management Area and, accordingly, there is no requirement for the applicant to submit an Air Quality Assessment in support of the scheme. Officers in the Council's Environmental Protection Unit have confirmed that no objections are raised to the scheme on grounds of air quality.

7.19 Comments on Public Consultations

Points (i) to (vii), (xi) and (xii) have been dealt with in the main report. Points (viii), (ix), (x) and (xiii) are noted but do not raise any material planning objections. Point (xiv) is noted by other residential properties already overlook the playing fields and this relationship is a normal one and natural surveillance is normally considered to improve safety. As regards point (xv), land ownership is not a material planning consideration and correct certificates have been served.

7.20 Planning Obligations

Policy R17 of the UDP states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreational open space, facilities to support the arts, culture and entertainment activities and other community, social and education facilities through planning obligations in conjunction with other development proposals.

The applicant has agreed in principle to fund the highway works and a 16% affordable housing element (by habitable room) and provide contributions towards education, health and library facilities in this part of the borough and construction training. These will be secured by the proposed S106/S78 agreement.

7.21 Expediency of enforcement action

The application site does not raise any enforcement issues.

7.22 Other Issues

No other relevant planning issues are raised by this proposal.

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

Although the scheme exceeds the Mayor's density guidelines, the separation of this site with the adjoining Plot A site which would also contain a significant element of residential is somewhat superficial and although the approved development here is for a mixed scheme, when the overall residential densities are taken for the larger site, the scheme does comply with this guidance. Furthermore, it is considered that the proposed development would be in keeping with the character and appearance of the surrounding area and there would be no adverse impact on the residential amenity of existing or proposed neighbouring occupants. An acceptable internal living environment would be created for future occupants of this scheme and although the amenity space standard would not be met, it is considered that the overall provision is acceptable. The parking layout and access arrangements are acceptable. Also, part of the site is within Flood Zone 2 but a sequential test did not reveal a more appropriate site for the development and no objections are raised by the Environment Agency. Accordingly, on balance, the proposal is considered to comply with relevant UDP and London Plan policies and approval is recommended.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)

London Plan (Consolidated with Alterations since 2004)

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Statement 22: Renewable Energy

Planning Policy Statement 25: Development and Flood Risk

Planning Policy Guidance 13: Transport

Planning Policy Guidance 24: Planning and Noise

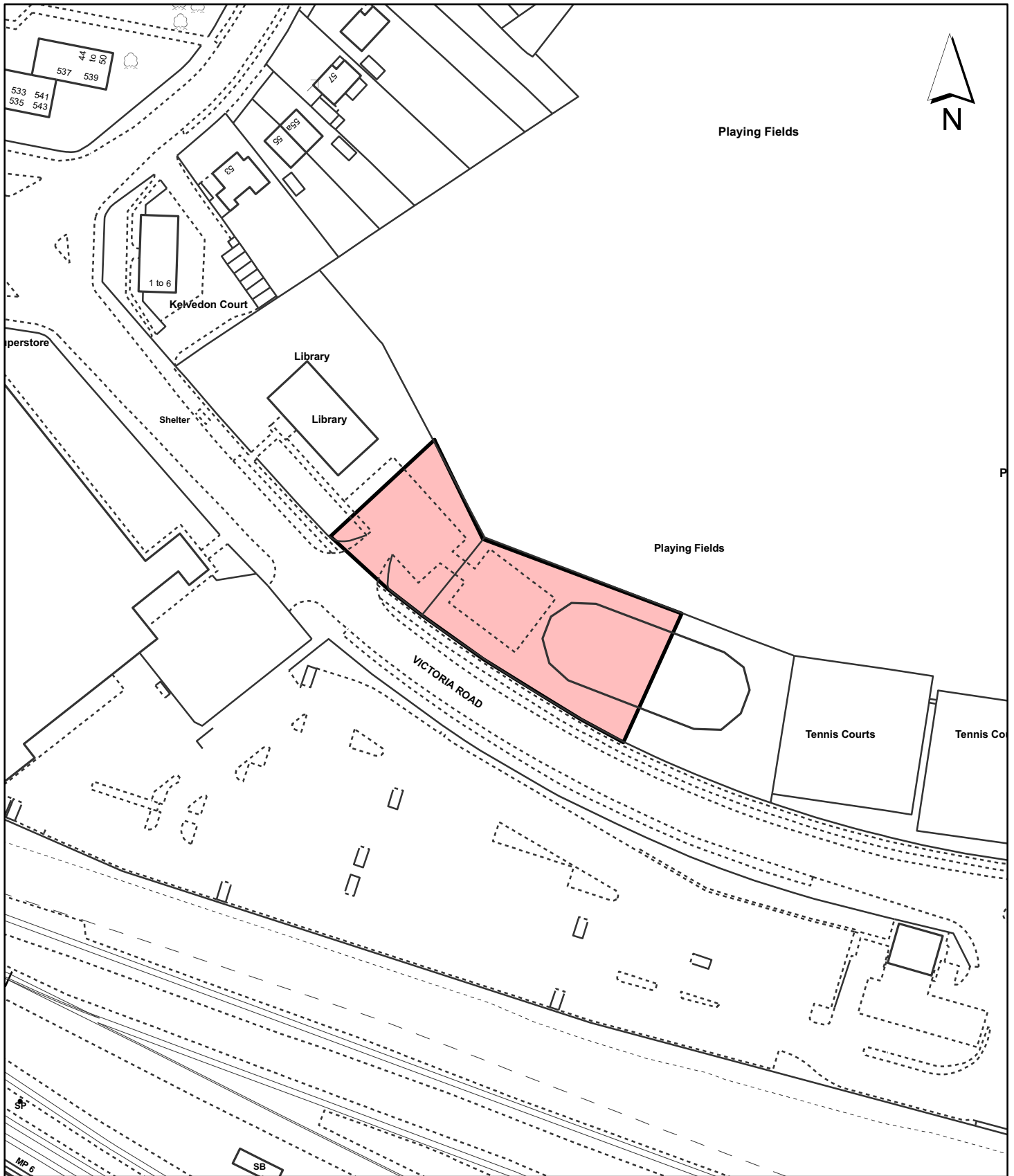
Supplementary Planning Guidance - Community Safety by Design

Supplementary Planning Guidance - Noise


Supplementary Planning Guidance - Air Quality
Supplementary Planning Guidance - Planning Obligations
Supplementary Planning Guidance - Residential Layouts
Supplementary Planning Guidance - Accessible Hillingdon

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

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London Borough of Hillingdon
100019283 2011

Site Address	
South Ruislip Library Plot B Victoria Road Ruislip	
Planning Application Ref:	Scale
67080/APP/2010/1420	1:1,250
Planning Committee	Date
North Page 38	May 2011

LONDON BOROUGH OF HILLINGDON
Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



Report of the Head of Planning & Enforcement Services

Address LAND FORMING PART OF 104 ABBOTSBURY GARDENS EASTCOTE

Development: 1 x one-bedroom, single storey detached dwelling with new crossover to front and associated parking and amenity space (Outline application with some matters reserved.) (Resubmission)

LBH Ref Nos: 67398/APP/2011/481

Drawing Nos: Design & Access Statement
Location Plan to Scale 1:125C
2878/01 Rev. A

Date Plans Received: 01/03/2011 **Date(s) of Amendment(s):**

Date Application Valid: 01/03/2011

1. SUMMARY

The proposal would appear as a stand alone bungalow and due to its siting and position, it is considered that the proposal would result in a development which would appear 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 street scene. It is further considered that should the application receive consent it would set an undesirable precedent for other proposals in the vicinity of a similar nature, which the Council would find difficult to resist. Accordingly 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 rear 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 and BE19 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).

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).

2 153 Compulsory Informative (2)

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

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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
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.
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the rear garden area of 104 Abbotsbury Gardens, however this plot of land would front Lowlands Road. Vehicular access to the site would be gained at the point in the road where it turns to the north east at 90 degrees. The proposed dwelling would stand alone on this section/side of the road with the remaining street scene in this immediate vicinity comprising gardens and their rear boundaries.

Lowlands Road and other roads within close proximity of the application site predominantly comprise two storey semi-detached houses with long gardens, a small number of which have extensions and loft conversions with rear dormer additions, creating rooms within the roof.

The site is within a developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of a one-bedroom detached bungalow. The dwelling would be a maximum of 7.2m wide and 8.4m deep, finished with a hipped roof,

2.6m high to the eaves and 4m high to the ridge. One off street parking space would be provided on the frontage, accessed from Lowlands Road.

3.3 Relevant Planning History

67398/APP/2010/2562 Land Forming Part Of 104 Abbotsbury Gardens Eastcote

Erection of 1 one-bedroom, single storey detached dwelling with new crossover to front and associated parking and amenity space (Outline application with matters relating to appearance, landscaping and layout being reserved.)

Decision: 23-12-2010 Refused

Comment on Relevant Planning History

This application is a resubmission of a previously refused application (67398/APP/2010/2562), for a similar proposal, this application was refused on the 23/12/2010, for the following reasons:

1. 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 rear 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 street scene and the surrounding area generally contrary to Policies BE13 and BE19 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 The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).
2. The floor area for the proposed new dwelling is below the Council's minimum 50m² required for a one-bedroom unit. As such the proposal would fail to provide a satisfactory residential environment for future occupiers and is therefore contrary to Policy BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
3. The proposal fails to satisfy Lifetime Homes standards, contrary to Policy 3A.5 of the London Plan (February 2008) and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

The current proposal has been amended and now shows a larger footprint, thereby increasing the internal floor areas.

It is further noted the adjacent site has got an extensive site history, which is considered relevant to this proposal, the most recently determined application, for the erection of a five-bedroom detached bungalow with additional habitable accommodation in the roof space (56032/APP/2010/2111), was refused on the 23/12/2010. The principle reason for refusal was:

- 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 to the level proposed through the loss/part loss of these significant garden areas 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 street scene and the surrounding area generally contrary to

Policies BE13 and BE19 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 The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).

Prior to this, permission was refused and dismissed at appeal (for a 2 storey four-bedroom detached house with additional habitable accommodation in the roof space (56032/APP/2009/967)), the inspector concluded:

"I am drawn to the conclusion, notwithstanding the view of the previous Inspector, that the principle of the site being suitable to accommodate development of the general scale proposed. To my mind the term general scale does not establish a sufficiently precise parameter to fetter my conclusions in respect of impact on character in this case. In my view, the scheme, being of the scale proposed and in this location, would obtrude into the open context of the informal vista of the rear gardens to the material detriment of the character of the area. I consider the degree of harm identified here sufficient on its own to merit the dismissal of the appeal, and as no express arguments have been put forward in relation to the more effective or efficient use of land in the support of the case, its status as garden land in relation to the amended definition of previously developed land set out in the reissued PPS3 is not a matter on which the case turns."

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).

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
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.
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

29 neighbours and interested parties were consulted. A petition of 27 signatures and 7 responses have been received, objecting to the proposal on the following grounds:

1. The proposal is out of keeping with the area, contrary to PPS3 and the revised London Plan.
2. We are against the development of back garden land into new housing and also for new access roads to be built into this space from another road.
3. This will degrade the quality of the gardens that are characteristic of the local estate and lead to additional developments of garden space which we understand are no longer permitted under new planning rules
4. There are enough dwellings in the area already.
5. The current houses were purchased by residents who wanted to have space around them, this type of development is not acceptable.
6. This would set a precedent.
7. The reason for the development is unrealistic (to help daughter get on the property ladder), but if built this could be sold on the open market.
8. The area is prone to flood and this would add to the problems.
9. This development would affect wildlife in the area.
10. The access is on a blind corner and would constitute a hazard to other road users.
11. Vehicles would undoubtedly reverse onto the pavement.
12. The access is close to First and Middle Schools where parking is restricted and traffic compromised on safety grounds.
13. Vehicles will inevitably park on the roadway, therefore the development cannot be viewed separately from parking restrictions and disallowances.
- 14 The development would dwarf and completely overshadow the adjacent gardens resulting in loss of privacy and amenity.
- 15.The land adjacent to the site has an oak tree which could be affected by the development
- 16.The applicant draws a comparison to a nearby development at 114, 116, 118 Abotsbury Gardens. It should be noted the development is for a building similar in size but the site area is three times larger and presents a less jarring visual effect. Furthermore this proposal was passed prior to the new planning regulations.
- 17.This application is not materially different from the previous refused case.

Ward Councillor: Requests that the application be referred to committee.

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

With regard to water supply, this comes within the area covered by the Veolia Water Company.

Internal Consultees

Tree/Landscape Officer:

This site is not covered by a TPO, nor within a Conservation Area. There are several trees (mainly apple and yew) within the rear garden of 104 Abbotsbury Gardens, where the proposed dwelling is to be constructed. There are also several trees (mainly pear and oak) within the rear garden of the neighbouring property (106 Abbotsbury Gardens). As a group, these trees contribute to the arboreal character of the area. Several of the trees within 104 will need to be removed to accommodate the proposed dwelling, and several of the trees within 106 could be affected by construction-related activity. The application should, therefore, be supported by a tree survey and tree protection plan.

With regards to landscaping, the plans show an area to be laid to lawn and an area to be used for car parking. Further details should be provided to show soft landscaping (small trees/shrubs etc), and that the materials to be used for the car parking area conform to SUDS recommendations.

Subject to conditions TL1, TL2, TL3, TL4 (lawn, planting plans and car parking layout/materials) and TL6, this scheme is considered acceptable in terms of Saved Policy BE38 of the UDP. However, in this case there is now another landscape-related consideration.

An inspector dismissed an appeal in August 2010 for a similar development. The inspector noted that the gardens between the semi-detached houses in Lowlands Road and Abbotsbury Gardens form part of a green vista, which strongly defines the locally distinctive context and suburban character of the area. The inspector also noted that 'the extensive back gardens forming the appeal site and its context make a strong contribution to the local distinctiveness and character of the area', which should be preserved or enhanced by proposed developments.

Therefore, the effect of the proposed development on the openness and character of the area needs to be considered in this context, in terms of the relevant policies of the UDP and the London Plan.

Highways Officer:

No highway ground was applied on the refusal of the previous application ref. 67398/APP/2010/2562. The highway aspect of this and the previous application is identical.

Consequently, there is no objection on the highways aspect of the proposals subject to conditions being applied to provide 2.4m x 2.4m pedestrian visibility splays on both side of the access and parking spaces shall be completed before the occupation of the development and shall be available for car parking at all times thereafter.

In addition, the following informatives are recommended to be applied:

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.
2. The applicant is advised to contact the Council's Highways Team in respect of the construction of the vehicle crossover.

Environmental Protection Unit:

The above application relates to a new residential development, therefore will be introducing a new sensitive use at the site. We have no specific information in relation to land contamination at this site. If it is likely soil will be imported to the site as part of the development it is advisable to include the following condition for imports to ensure they are suitable for use.

Condition to minimise risk of contamination from Imported Materials

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All 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.

REASON

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

Waste and Recycling Officer:

The plan does not show that a space has been allocated for the storage of waste. However, Hillingdon is not a wheeled bin borough so a refuse 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, additional three can be purchased by occupier.

The residents would be required to present the waste and recycling at the curtilage of the property on the allocated collection days.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. Section 4.10 of the SPD explains careful consideration should be given to the height of new buildings and the surrounding building lines, as a general rule the front and rear building lines should be a guide for the siting of new dwellings.

However, there have been a number of key changes in the policy context, since the adoption of the UDP (Saved Policies September 2007), adopted SPD guidance and 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 back gardens contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments.

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

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

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

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 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 loss of this section of rear garden area in this location, the resulting built development and the necessary creation of additional areas of hardstanding with associated pedestrian and vehicular access to the site, would be detrimental to the local and historical context of the area, which is characterised by semi-detached properties with long rear gardens. When balanced against the limited contribution the developments would make toward achieving housing targets in the borough it is considered that the principle of the proposed residential development is 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. Notably, the Council's Development Plan Annual Monitoring Report 2008/2009 shows that the Council is achieving its housing targets from sites elsewhere in the borough.

7.02 Density of the proposed development

The scheme would have a residential density which equates to approximately 150 habitable rooms per hectare (hrpha). As such this would comply with the London Plan recommended guidelines having regard to the sites Public Transport Accessibility Level (PTAL) score of 1b (which suggests a level of 150-200 hrpha, 30-50 units per hectare). However, given that the development is for a single dwelling the relevance of the density of the site in determining the proposal is limited.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The Deane Estate is characteristic 1930's development comprising semi-detached and detached properties with a variety of house styles. Although properties within the immediate vicinity of the application site are semi-detached there are also detached properties on this Estate. The properties are situated on large plots of land and generally have long gardens. The houses are set back from the road frontage by 8 metres to establish building lines. The area therefore has an open character and appearance.

The SPD HDAS: Residential Layouts, Section 5.11 states that the intensification of sites within an existing streetscape if carefully designed can enhance the appearance of the surrounding area and the form and type of development should be largely determined by its townscape context. New developments should aim to make a positive contribution to improve the quality of the area, although they should relate to the scale and form of their surroundings.

Planning Policy Statement (PPS) 3: Housing, states Whilst it is considered to be strategically important that sufficient housing is delivered, it is made clear in the policy that this should not be at the expense of quality. Paragraph 13 of this document clarifies this advice, stating 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 proposed house would be set in from the site boundaries by a minimum of 1m, so as

to retain sufficient visual gaps around the dwelling and the design of the proposal may be considered appropriate in some instances, and the SPD, Residential Layouts, Section 5.11 states the intensification of sites within an existing streetscape if carefully designed can enhance the appearance of the surrounding area and the form and type of development should be largely determined by its townscape context. That new developments should aim to make a positive contribution to improve the quality of the area, and they should relate to the scale and form of their surroundings. However, it is considered that this proposal relates to a small single storey proposal that would be sited in a rear garden, adjacent to the surrounding rear boundaries fronting this road, thereby failing to make any reference to existing built development in the street scene and appearing out of context in relation to its surroundings, and due to the siting of a dwelling in this location and its position in the street scene, would result in an incongruous feature, which would fail to respect the established pattern of residential development in the area.

In view of the above, it is considered that the proposal would result in a detrimental impact on the visual amenities of the street and the wider area, and as such would be contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), the Supplementary Planning Document HDAS: Residential Layouts and Planning Policy Statement (PPS) 3: Housing (Nov 2006).

7.08 Impact on neighbours

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

With regard to privacy, the design guide requires that a minimum distance of 21m between habitable room windows and private garden areas is provided in order to protect privacy. The distance between the rear facing wall of the host dwelling and that of the proposed new dwelling would be 21m. Therefore the proposal is not considered to result in a material loss of privacy and would accord 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 in 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 50m². The SPD states the minimum amount of floor space required for a 1-bedroom single storey house could be 50m² and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that a 1 bed house should have a minimum garden space of 40m², and the development would comply with this advice, with a rear usable garden area of over 65m². Whilst there would be a reduction in the amenity area for the host dwelling, the amenity space remaining would still be in excess of 120m². Therefore the proposal would comply with Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

With regard to highway safety, an acceptable access point with adequate visibility in both directions would be achieved and given that one extra dwelling would not significantly add

to existing traffic flows, the proposal would not be detrimental to pedestrian and highway safety.

Therefore the proposal is considered to comply with Policies AM7 and AM14 of the Hillingdon UDP (Saved Policies, September 2007).

7.11 Urban design, access and security

See Section 7.01 and 7.07.

7.12 Disabled access

The proposal comprises a single storey building and as such level access could be provided throughout. The floor space would now enable the proposal to meet Lifetimes Homes standards. As such, it is considered that should members wish to approve this application it is recommended a condition is added requiring the submission and approval of these details. Therefore, the proposal would comply with Policies 3A.5, 4B.3 and 4B.5 of the London Plan (February 2008) and the Council's HDAS: Accessible Hillingdon

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Council's Trees and Landscape Section does not raise objection to the proposal, subject to suitable safeguarding conditions and thus it is considered acceptable in terms of Saved Policy BE38 of the UDP. However, in this case there is another landscape-related consideration. An inspector dismissed an appeal in August 2010 for a similar development. The inspector noted that the gardens between the semi-detached houses in Lowlands Road and Abbotsbury Gardens form part of a green vista, which strongly defines the locally distinctive context and suburban character of the area. The inspector also noted that 'the extensive back gardens forming the appeal site and its context make a strong contribution to the local distinctiveness and character of the area', which should be preserved or enhanced by proposed developments. Therefore, the effect of the proposed development on the openness and character of the area is considered unacceptable and forms the basis for the refusal reason.

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 farther than 9m from the edge of the highway. No details have been provided in respect of this issue, however, it is considered that should a permission be issued this matter could be addressed by suitable condition.

7.16 Renewable energy / Sustainability

Policy 4A.7 of the London Plan (February 2008) requires developments to achieve a 20% reduction of carbon dioxide emissions from on site renewal energy generation. Although no details have been submitted as to how this could be achieved, it is considered that a condition requiring the development to meet Code 3 of the Code for Sustainable Homes could have been attached, had the application been recommended favourably.

7.17 Flooding or Drainage Issues

The proposal is not within a flood plain, however, concerns from local residents have been raised with regard to the locality and land drainage problems. This matter was considered by a previous inspector's decision in relation to the adjoining site (application 56032/APP/2005/1287 April 2007), for a four bedroom house. The conclusion was drawn that these matters could be adequately dealt with by way of appropriate planning condition requiring the submission of suitable schemes for approval by the Local Planning Authority. As such, if members wish to approve this application it is recommended the above approach it taken to deal with this issue.

7.18 Noise or Air Quality Issues

With regard to any noise or disturbance caused by the proposed house and vehicular access road, it is considered the bend in Lowlands Road enables the proposed dwelling to be accessed from a separate entrance to those serving existing properties in Lowlands Road and in Abbotsbury Gardens. The access is situated over 30m from the rear elevation of No.61 and therefore the proposed additional house is unlikely to give rise to an increase in pollution, noise and disturbance to adjoining properties to justify refusal. As such, the proposal is considered to comply with Policy OE1 of the UDP (Saved Policies September 2007).

7.19 Comments on Public Consultations

Points 4, 5, and 7 are not material to the planning consideration of this application and the remaining points are addressed in the report.

7.20 Planning Obligations

Presently S106 contributions for education are only sought for developments if the net gain of habitable rooms exceeds six. This proposal shows the creation of a private house with a net gain of 3 habitable rooms and therefore no educational contribution would be sought in this instance.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposal, due to the impact a dwelling 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 obtrusive feature in this street scene, to the detriment of the character of the area. As such, the proposal is considered contrary to policies in the Hillingdon Unitary Development Plan (Saved Policies September 2007) and The London Plan (2008).

11. Reference Documents


Hillingdon Unitary Development Plan Saved Policies September 2007
HDAS: Residential Layouts
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 104 Abbotsbury Gardens Eastcote	
Planning Application Ref: 67398/APP/2011/481	Scale 1:1,250
Planning Committee North Page 52	Date May 2011

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



Report of the Head of Planning & Enforcement Services

Address LAND NORTH OF CARLTON PLACE RICKMANSWORTH ROAD
NORTHWOOD

Development: Use of land as dog day care and kennels to include 8 kennels, 4 stables, 1 office block, 1 toilet block and 1 store room.

LBH Ref Nos: 67584/APP/2011/232

Drawing Nos: 1045/SK102A
1045/SK103
1045/SK104
1045/SK105
1045/SK101
Location Plan to Scale 1:2500
Transport Statement
Supporting Planning Statement Received 6th April 2011
Highway Construction Materials Specification
1045/SK100F
Entrance/ Exit Cross Section Showing Line of Sight
Design & Access Statement

Date Plans Received:	01/02/2011	Date(s) of Amendment(s):	02/02/2011
Date Application Valid:	22/02/2011		14/02/2011
			24/03/2011
			06/04/2011

1. SUMMARY

The application relates to the change of use of existing open pasture land to a dog training facility together with dog day care creche and stabling for the applicants own horses. The proposal would involve a fenced training area, 8 kennels with associated enclosures, reinforced mesh surface to the car parking area, 3 stables, WC, storage building and office.

The proposal is considered to represent inappropriate development within the Green Belt and is therefore harmful by definition, furthermore, the ancillary structures, parking and highway works and activities generated that are proposed to support the use, would significantly increase the built-up appearance of the site, thereby injuring the visual amenities of the green belt by reason of their siting, size, scale, materials, design, traffic and activities generated. Furthermore, it has not been demonstrated that sufficient measures have been taken to mitigate the environmental impact of the development by noise nuisance from the kennels or by way of pollution of nearby watercourses through animal or water waste.

In regard to the visual amenities of the site, the proposed use of a reinforced mesh surface (which is supposed to allow grass to grow through) thereby maintaining a green surface, is noted to have limited success and is generally only successful when used occasionally and not on a daily basis as would be the case in this instance. In addition, the application is considered to fail to make adequate provision for the protection and long-term retention of the adjacent protected Horse Chestnut tree and because it does not include landscaping proposals or make provision for comprehensive landscape

improvement, it would fail to enhance the visual amenity of the Green Belt.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The use of the land as a dog training and day care facility is considered to represent inappropriate development within the Green Belt and is therefore harmful by definition, furthermore, the ancillary structures, parking and highway works and activities generated that are proposed to support the use would significantly increase the built-up appearance of the site, thereby injuring the visual amenities of the green belt by reason of their siting, size, scale, materials, design, traffic and activities generated. The development is therefore contrary to policy OL1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and PPG2: Green Belts.

2 NON2 Non Standard reason for refusal

The application fails to make adequate provision for the protection and long-term retention of the adjacent protected Horse Chestnut tree and also does not include landscaping proposals or make provision for comprehensive landscape improvement, thereby failing to enhance the visual amenity of the Green Belt. Therefore the proposal would fail to comply with Policies OL2, OL26 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NON2 Non Standard reason for refusal

In the absence of any proposed mitigation measures regarding the control of noise emanating from the site in relation to the nearby residential properties, the application has failed to demonstrate that the development will safeguard the amenities of those properties. The proposal is therefore contrary to Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NON2 Non Standard reason for refusal

The proposal includes a substantial car parking area, which would be surfaced with a reinforced grass-mesh surface. Due to the intensity of use by vehicles entering and leaving the site, it is considered that this would result in a detrimental impact to the visual amenities of the existing character and appearance of the area and the Green Belt contrary to policy BE13 of the UDP Saved Policies (September 2007) and PPG2: Green Belts.

5 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient measures have been taken to mitigate the environmental impact of the development by both animal and water waste resulting in nuisance to nearby properties and polluting nearby watercourses. The proposal is therefore contrary to Policy OE1 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 NON2 Non Standard reason for refusal

The proposal fails to make adequate provision for access for people with disabilities to the detriment of the users of the proposed development and contrary to policy 4B.5 of the London Plan 2008.

INFORMATIVES

1 152 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
EC5	Retention of ecological features and creation of new habitats
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
PPG2	Green Belts
PPS9	Biodiversity and Geological Conservation

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the west side of Rickmansworth Road, on the northern boundary of the housing development known as Carlton Place. The area relates to an open field, currently used as pasture land. The application site area comprises a corner section of this field, covering 8,380m² in a roughly square shape. There are mature trees and hedges on all of the field boundaries, including a woodland to the west. The northern boundary of the field demarcates the local authority boundary with Three Rivers District Council, this field boundary also bounds the rear gardens of properties 8-14 (inclusive) Batchworth Heath, with No.14 being the Prince of Wales Public House. The eastern boundary fronts Rickmansworth Road, designated as part of London's Strategic Road Network (SRN) and is also a London Distributor Road.

The site is within the Green Belt and a Countryside Conservation Area as identified in the

3.2 Proposed Scheme

Planning permission is sought for the change of use of land to dog day care, involving:

- i) Dog training area, defined by a post and rail fence 1.1m in height.
- ii) 8 kennels: 1.2m x 2.4m, finished with a shallow mono-pitched roof at a maximum height of 1.72m. The kennels would be standalone structures, constructed of shiplap boarding, enclosed with 1m high metal mesh enclosures and would have a sloping inward overhang to stop dogs jumping out. The kennels would not be suitable for overnight boarding.
- iii) Parking area, comprising re-inforced mesh surface. A total of 26 parking spaces are provided, 6 of which are for staff, with the remainder for people dropping off their dogs or those who have brought their dogs for training. Two disabled bays are proposed.
- iv) Upgraded vehicular access, comprising permeable paving.
- v) 3 stables, office, store and WC. The buildings would be situated in one block, this would be 17.5m long x 2.5m deep, finished with a pitched roof with a maximum height of 2.6m, involving an additional 1.45m overhang to the front and would be constructed using shiplap-boarding with metal sheet roofing. The office, store and WC would be finished with a flat roof at a maximum height of 2.5m. It is not clear from the submitted drawings what these buildings would be constructed from, although the drawings are annotated to say 'vandal proof.'

The design and access statement states the proposal seeks to provide a dog training school and daycare facility for up to 10 dogs per day (during daylight hours only). The applicant states any uncollected dogs would be taken off site before it gets dark.

The site does not benefit from any utilities and the application does not propose to install any. It is stated a small gas fired heater would be provided for the office and a portable battery/solar powered light is proposed for the office, store and WC.

With regard to noise, the application contends, dog barking is associated with long stay kennels where animals only benefit from a small amount of individual attention, whereas here the dogs would be involved in training thereby receiving high amounts of attention

Dog training classes are proposed in daylight hours only, mostly at weekends, with some individual 1:1 training in the week days. Training classes would be 1.5hrs long, with starting times of 9am, 11am and 1pm, allowing a 1/2hr break between classes to allow people to leave before the next class arrives. Each class would cater for up to 10 dogs.

The following timetable has been submitted for information purposes:

7.30 to 9.30am Dogs arrive or will be collected.

9.30 to 12noon Training session supervised by staff for some dogs, others will be taken to be walked off site, i.e. local trust land/Council park/public countryside.

12 to 2pm Dogs will be resting and supervised in kennels or taken home where required.

2 to 4pm Training session supervised by staff for some dogs, others will receive a second walk (depending on their owners' preference).

4 to 6pm Dogs are collected or taken home.

The kennel staff would be separate from training staff. Owners of dogs coming in for training would be present and involved in training sessions and as a result few animals would be on site without their owners.

The dog creche facility would take a maximum of 5 dogs per day, whilst the creche would be open at weekends, it is envisaged it will be busier during the week.

The revised/additional design and access statement comments that all animal waste from the site would be collected and taken to an allotment for composting.

The applicants agent confirmed the stables would be for the applicants own use and would not be used as part of the business. Two stables would be provided for the applicants own horses and one for storage.

The business would be open from 8am to 7pm, however in the winter months, dogs would be in their kennels from 3.30pm until they were collected or taken home. The business would operate an arrangement where working people can leave their dogs in safety and security of the facility whilst they go about their normal working day.

3.3 Relevant Planning History

Comment on Relevant Planning History

None

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
EC5	Retention of ecological features and creation of new habitats
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
PPG2	Green Belts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

73 neighbours and interested parties were consulted and 3 petitions comprising a total of 100 signatures and 63 individual responses have been received, objecting to the proposal on the following grounds:

1. Oversized and inappropriate commercial development on Green Belt land.
2. Loss of amenity to local residents.
3. Prejudice highway and pedestrian safety.
4. The use of the land is neither agricultural, horticultural or leisure, being solely a business.
5. The development fails to harmonise with the street scene with its nearest neighbours being residential properties situated in the green belt.
6. The kennels will accommodate dogs whose barking would disturb neighbours. Also the whistles and shouts associated to the training. Dog kennels are normally sited much farther away from residential properties than that proposed here.
7. The proposal could result in noise and smells.
8. The noise will also affect the adjoining hospital.
9. The access to the site joins a busy dangerous road, which would be made worse by this development.
10. The applicant is already advertising the site on her web site as her forthcoming site for training dogs, yet no planning permission has been granted.
11. The visual amenities of the Green Belt would be damaged by the proposal. The site currently comprises attractive open space and is not derelict. The resulting buildings would be clearly visible from all directions.
12. The continual transportation of dogs to and from the site will result in noise and disturbance.
13. The proposal will cause a health and safety issue, in that dogs carry significant health risks which are contagious to humans and other animals. They also attract insects and produce other undesirable matter.
14. Central Government Planning Guidance Re Open Spaces, clearly states, in identifying where to locate new recreational facilities, the LPA should avoid loss of significant amenity to residents, neighbouring uses or biodiversity. The applicant claims this is a 'recreational facility', whilst this is clearly not, that aside this application would result in a huge loss of amenity thereby being in breach of this advice (PPG17 20 (iii)).
15. Having visited a number of local kennels (all located at the rear of the owners property and further away than the distance shown in this application). On arrival the dogs were quiet, but in all 4 cases as soon as the kennel owner approached, they started to bark continuously and very loudly. We estimate the barking would be audible for approximately ¼ mile.
16. The application states the buildings would be vandal-proof, this suggests vandals are expected on the site, this would then encourage vandals onto the neighbouring residential sites.
17. The proposal would also have a severe impact on highway safety due to its proximity to the access point of Carlton Place, the speed camera on this stretch of road, the sloped nature of the road and these already dangerous conditions would be made worse by the virtue of the extra traffic entering and leaving the site.
18. Central Government clearly states developers of open space will need to consult the local

community. A small number of poorly written supporting emotional letters (not from local residents), of which none refer to the planning matters on the site and are therefore considered irrelevant. The application is not widely supported by the local community.

19. In the summer, bats are seen flying around over the proposed site and it must be concluded they roost here. Under UK law bats and their roosts are protected. The proposed commercial development would clearly harm these bats and their roosts.

20. 8 kennels does not necessarily equate to eight dogs, sometimes dogs from the same household are kept together.

21. The surrounding roads are very busy and an escaped animal would be a danger to road users.

22. We experience flooding on a regular basis, so our opinion is that drainage is a big problem. The water board is likely to restrict drainage from the site into the main system .

23. 19 car-parking spaces will create unnecessary traffic.

24. The ground will be grass, therefore horse dung and dog fouling will not be easily to remove, resulting in flies, smells, and health risks.

25. The application has clearly ignored all the issues on the Hertfordshire side of the county line. There is a rare acid grass on the other side of White Hill, the whole area is common land, Area of Scientific Interest, Green Belt, Listed Buildings, not to report these facts is outrageous.

26. Section 20 of the application forms does not answer opening times. I suspect they will be very early and late for the arrival and collection of dogs.

27. There is no mention of a muck heap for the proposed stables, having a muck heap so close to residential properties would not be acceptable. Dog waste has not been adequately dealt with.

28. Parking of 20 cars will injure the visual amenities of the green belt.

29. The site is adjacent a listed woodland of significant importance and an application for buildings so close to this would be contrary to legislation.

30. The site will be purely for the applicant and her paying customers, not to benefit local residents

31. The revised layout makes the impact on the residents of Carlton Place even worse.

32. Mount Vernon Hospital is a major public facility which requires a quiet and stable environment for treatment and recuperation of patients. I object as no noise impact assessment has been submitted with the application and there is no evidence to the impact the proposal will have on sensitive surrounding site users.

33. My customers would be put off using the pub garden due to the dog barking while they are trying to relax.

34. The site is not within a built up area.

35. The comments that dogs won't bark are risible and could not be controlled.

36. Currently I look out onto a field. If approved I will look out onto metal roofs, cages and hardstanding for 21 cars.

37. If approved I think it won't be long before horse care and overnight dog care is offered.

38. Horseboxes entering and leaving the site would cause mayhem.

39. Large numbers of horses could be kept in the adjacent field, resulting in no grass left in the summer and a muddy field in the winter and if the land is not cleared of dung daily, associated smells.

40. The responsibility of keeping horses and dogs at the site may lead to pressure to provide permanent accommodation on the site for security reasons.

41. The care of up to 10 dogs a day is not economically viable and therefore the business is likely to expand.

42. The application says dogs will be brought to the site by a van, minimizing the disturbance, so why are 21 parking spaces needed.

43. The proposal will undoubtedly impact on the value of adjoining properties.

44. Clearly there would be a need to have an electricity supply to the site, especially during the winter months when paying customers collect their dogs.

45. The transport statement has not provided a comprehensive assessment and has not taken into account model shifts and highway safety implications.

Ward Councillors: Request that the application is presented to the North Planning Committee for

determination and object on the following grounds:

The application is for an oversized, commercial, not recreational facility on Green Belt land. The siting of the buildings and associated works would clearly turn the open Green Belt into a commercial development, contravening adopted policies.

The noise from dogs barking and whining will be able to be heard some distance away and will result in loss of amenity to nearby residential properties, particularly in summer months when windows are more often open.

The development would not harmonise with existing site features.

The proposal would also have a severe impact on highway safety due to its proximity to the access point of Carlton Place, the speed camera on this stretch of road, the sloped nature of the road and these already dangerous conditions would be made worse by the virtue of the extra traffic entering and leaving the site.

The development is inappropriate and would set an undesirable precedent.

Nick Hurd MP: There appears to be considerable opposition to the application. The local view seems that the application is not for open air recreational facilities but for a commercial use that is entirely inappropriate for green belt land.

Cllrs. Paula Hiscocks and David Sansom (Three Rivers District Council): This is inappropriate development in the Green Belt as it constitutes a business. It would not preserve the openness of the Green Belt with its numerous outbuildings and fencing required for the boarding of dogs. Dog kennel facilities are not within the list of appropriate developments in the Green Belt either in PPG2 or Policy OL1

We are further concerned that there would be a need for external lighting in the winter months and that the existing access would need to be widened to allow for two cars to pass, and this would be a further erosion of the Green Belt.

Internal Consultees

Trees and Landscape Officer:

There are several trees on and close to this site in the Green Belt, including a tree belt adjacent to the road, Oaks in the field, and a Horse Chestnut (off-site at Carlton Place and in the group G1 on TPO 474) close to site access. These existing trees are features of merit that should be retained in accordance with Saved Policies OL26 and BE38 of the UDP.

Saved Policies OL2 and OL26 also require comprehensive landscape improvement, landscaping and tree planting, to enhance the visual amenity of the Green Belt, as part of any acceptable development in the Green Belt.

The application does not include a tree survey or tree protection plan to BS 5837:2005, but the revised plan does seem to show that all of the existing trees and vegetation will be retained. However, the proposed access/cross-over will involve works, and possibly excavation, in proximity to the protected Horse Chestnut at Carlton Place, but the application does not include an arboricultural implications assessment or method statement to BS 5837, or any information to show that this valuable tree will not be adversely affected by the development.

The application does not include any landscape proposals and, given the layout and extent of hard-standing and buildings, which will adversely affect the visual amenity of the Green Belt, there is

limited scope for landscaping and tree planting.

The revised scheme includes a fairly large car park with a reinforced grass-mesh surface, which depending on the intensity of use by vehicles may not be sustainable. The application does not seem to consider and address this issue.

The application is unacceptable in terms of Saved Policies OL26 and BE38, because it does not make adequate provision for the protection and long-term retention of the protected Horse Chestnut tree, and in terms of Saved Policies OL2 and OL26, because it does not include landscaping proposals and make provision for comprehensive landscape improvement and therefore fails to enhance the visual amenity of the Green Belt.

Environmental Protection Unit:

With regards to the above application this site is located adjacent to flats at Carlton Place and there are houses opposite on Rickmansworth Road and also to the north of the site.

As I have already stated, I have concerns regarding the potential noise from the proposed use of the site. The site is proposed to be used for dog day care and as a training facility. This will involve quite a number of comings and goings as dogs arrive and leave and also when they are taken out for walks. As dogs are arriving or leaving there is a likelihood of barking. The construction of the kennels is not very substantial and they would therefore have a limited effect in containing noise. The additional information submitted moves 3 of the kennels to the boundary adjacent to Carlton Place. Although this does split the kennels up it places these kennels very close to the flats at Carlton Place.

They are proposing to have groups of 10 dogs arriving for training, with sessions held mostly over the weekend. This number of dogs arriving on site could lead to problems with barking, particularly if they are groups of young dogs. The applicants have not currently demonstrated that noise from this development would not be an issue.

A noise report will be required before this application can be considered further. This should look at predicted 5min Leq and Lmax levels from the development.

The applicants have not indicated how they will be disposing of waste water or provided details of a suitable means of dealing with animal waste from the kennels or stables. They have stated that surface water will drain to a local stream but this is not appropriate for waste water from the kennels or stables. Composting at an allotment is not an appropriate method of dealing with the solid waste. Due to the proximity of the stables to the flats at Carlton Place and the lack of information as to how they propose to dispose of waste there is the possibility of problems with odour.

Licensing officer:

The Local Authority has taken the view for a number of years now that a dog creche falls within the scope of the Animal Boarding Establishments Act 1963 as it is a business which is providing accommodation for other people's animals (there is no reference in the legislation to length of stay, including overnight, as a determining factor). As such the proposed facility would require an Animal Boarding Establishment licence and would be subject to the requirements of the legislation:

- (a) that animals will at all times be kept in accommodation suitable as respects construction, size of quarters, number of occupants, exercising facilities, temperature, lighting, ventilation and cleanliness;
- (b) that animals will be adequately supplied with suitable food, drink and bedding material, adequately exercised and (so far as is necessary) visited at suitable intervals
- (c) that all reasonable precautions will be taken to prevent and control the spread among animals of

infectious or contagious diseases, including the provision of adequate isolation facilities
(d) that the appropriate steps will be taken for the protection of animals in case of fire or other emergency
(e) that a register be kept

It is accepted that the legislation in its current form may not reflect modern day dog boarding practices and therefore the Local Authority takes a common sense approach to the legislative requirements when licensing such facilities.

Animal Welfare Act 2006 requires that steps are taken as are reasonable to ensure that the needs of an animal are met. An animals needs are taken to include:

- its need for a suitable environment
- its need for a suitable diet
- its need to exhibit normal behaviour patterns
- any need it has to be housed with, apart from, other animals and
- its need to be protected from pain, suffering, injury and disease

With the above in mind the following comments are made in respect of the above application:

- The kennel size of 2.88sq m is acceptable as a holding pen only (minimum requirement for such a unit is 2.3sq m) and can therefore only be used for temporary kennelling.
- It would appear from the site plan that each kennel will be located within an enclosure, however, further details are required with regards to the size of the enclosure, its use (for example is it envisaged that a dog will be secured in the kennel whilst resting or will the dog use the enclosure for exercise and if so does the enclosure open into a secure area so that dogs are not able to escape when being led to and from it) and its construction?
- The fencing for the kennel enclosure appears from the plan to be galvanised wire mesh. Solid partition walls to a minimum height of 1.1m may be required if enclosures are to be used as an exercise area for each dog.
- Where metal bars and frames are used they must be of a suitable gauge (approx 10-12mm) with spacing adequate to prevent small dogs escaping or becoming entrapped via nose or paw. Further details are required with regards to the galvanised railing on the front elevation of the kennel.
- Doors must open inwards towards the kennel, the door on the plan appears to open outward. Doors must resist impact and scratching and be capable of being effectively secured. Further details are required.
- The interior surfaces of the walls, floor and ceiling of the kennels must be of smooth, impervious materials capable of being easily cleaned. Junctions between vertical and horizontal sections must be coved. The floor must incorporate a damp proof membrane. Further details are required on the internal structure of the kennel.
- Wood must not be used in the exposed construction of walls, floors, partitions, door frames or doors in dog kennelling areas.
- The kennel must be so insulated as to prevent extremes of temperature. The kennel must be maintained at a temperature of between 10C (50F) and 26C (79F). Whilst it is understood that dogs will not be kept in kennels overnight there are animal welfare concerns with regards to dogs being kept in unheated/uninsulated kennels even for 3-4 hours during the winter months.
- Design of the kennels must be such that excessive, localised draughts are not created and that the area is kept dry.
- Further details are required with regards to drainage provision at the site. Kennels will need to be cleaned daily/inbetween occupants and floor washings from each kennel, which may contain urine/faeces, will need to be discharged somewhere. Contamination must not be allowed to pass between kennels/enclosures.
- Further details are required with regards to the arrangements to be made for the removal, storage and disposal of excreta, soiled material, food waste and food containers etc.

- The site plan does not show an area for the storage and preparation of the food for the dogs, the storage of eating and drinking vessels and bedding for the kennels. Such a facility will need to be provided and include a sink with hot and cold water for washing of food equipment and a wash hand basin with hot and cold water for staff. Consideration will need to be given to a means of washing soiled bedding etc
- The site plan does not show an isolation facility although depending upon the distance between the kennels/enclosures, the use of the enclosure and the means of partitioning (solid construction to a minimum height of 1.1m) between each individual enclosure this may not be necessary. Further information is required.
- No information has been provided with regards to fire prevention provision.
- No information has been provided with regards to provision for cleaning the kennels.
- Confirmation is required that there will be hot water provision at the wash hand basins in the toilet. This is a requirement under welfare provisions of health and safety legislation.
- It is noted that there is no electricity supply to the site so it is not possible to provide artificial light to the kennels. This would pose a health and safety risk for both staff and members of the public in terms of safe access and egress, general movement around the site and working conditions, especially in the winter months.
- Separate toilet facilities for male and female employees may need to be provided under welfare provisions of health and safety legislation.
- There could be health and safety issues at the site e.g. slips, trips and falls with the removal of paths, especially during the winter when the ground could be waterlogged etc.

The Animal Boarding Establishment Act 1963 does permit the Local Authority to specify conditions on the licence as appear necessary or expedient for securing the objects specified in points (a) to (e) above. This could include restricting the numbers of animals to be housed on the site, the length of time animals are housed on site, no overnight boarding etc. There is also scope for a licence to be reviewed if any problems occur.

Highways Engineer:

Proposed site is a plot of land located on the western side of Rickmansworth Road near Kewferry Drive. Rickmansworth Road is designated as a London Strategic Road Network (SRN) and also forms part of London Distributor Road. This section of Rickmansworth Road has a statutory 40mph speed limit providing links to Rickmansworth and Chorleywood in the northwest and Pinner and Harrow to the southeast, with on street parking restriction operational between 8am - 6.30pm.

Proposal is to use the land for dog day care and a maximum of 8 kennels and four stables with its associated offices and storage room.

Although the applicant has failed to indicate number of potential full/part time staff within the application form, attached Transport Statement indicates total of 5 full time staff and twenty one off site car parking spaces including two disabled spaces, which appears to be sufficient.

The applicant is also proposing to construct an access road off Rickmansworth Road leading into the car park with over 103m visibility splay that is in compliance with current guideline (Manual for Street September 2010).

Although the UDP Saved policies (September 2007) and the London Plan do not specify the required number of cycle parking for similar development, however, it is necessary to provide a minimum of four covered and secure cycle parking as part of the development.

Consequently, no objection is raised subject to the following conditions and informatives being applied:

Conditions

1. The use of the land for vehicle parking shall not be commenced until the area has been laid out, surfaced and drained in accordance with details submitted and approved in writing by the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction
2. The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.
3. The hardstanding area shall not be used until the means of vehicular access has been constructed in accordance with the details submitted and approved in writing by the Local Planning Authority

Informatives

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.
2. The applicant is advised to contact the Council's Highways Team in respect of the construction of the vehicle crossover.

Further comments received following the submission of additional information:

Revised drawings are unclear in terms of number of car parking, but trust that this has not been reduced. Furthermore, can you please add an additional condition to ensure that the applicant will NOT install gates at the entrance to the site or any proposed gate should be at least 10m from highway boundary.

Access Officer:

Plans submitted would suggest that the buildings associated with the proposed facility would be inaccessible to disabled people using wheelchairs. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

The following observations are provided:

1. The two accessible parking bays proposed should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300: 2009.
2. Paths forming access routes should be a minimum of 1.2m clear wide, no steeper than 1:20 (unless designed as a suitable ramp), non-slip, well lit and clearly defined using texture and visual contrasts. The proposed hoggin and clinker pathway(s) should be laid such that they comply with the requirements of BS 8300:2009.
3. The proposed office accommodation should provide wheelchair access for both customers and staff. In this instance, ramped access would be acceptable provided the design that accords with Part M to the Building Regulations 2000 (2004 edition). Handrails should be provided on both sides and stepped access should be maintained in addition to the ramp.
4. The proposed plan does not currently include any WC provision for disabled people and at least one accessible unisex toilet is required. It may be more beneficial to provide one large cubicle that would be accessible to everybody, as opposed to two smaller toilet compartments, which would exclude wheelchair users. Reference to Part M to the Building Regulations 2000 (2004 edition) is advised.
5. The accessible toilet should be signed either Accessible WC or Unisex. Alternatively, the use of the wheelchair symbol and the words Ladies and Gentlemen or Unisex would be acceptable.

Conclusion: No objection is raised provided the above can be secured by way of suitable planning conditions attached to any grant of planning permission.

Waste Development Manager:

- a) The proposal is for kennels. 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 a commercial 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.
- c) The dog waste would have to be collected by a specialist contractor and dealt with through appropriate treatment, possibly clinical waste incineration.
- d) The waste from the office could be collected using a sack collection system.
- e) 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). Collectors should not have to carry refuse sacks more than 15 metres.
- f) 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.

Sustainability Officer:

The applicant states: It must be emphasised that the proposed facility is not for residential boarding kennels.

However, it goes on to state: The primary purpose of the business is dog training, but training cannot take place for the entire day, so other activities are required in order to maintain the wellbeing of the animals. An essential element of this are the kennels, which provide a place for the dogs to rest, feed and shelter (during times of inclement weather) etc.

The Animal Boarding Establishments Act of 1963 provides the regulations for licensing such facilities which I assume will be required from the Council. The DEFRA guidance states: Establishments where the boarding of animals is being carried on as a business are subject to the 1963 Act, which requires such establishments to be licensed by the local authority. For the purpose of this Act the keeping of such establishments is defined as the carrying on at any premises, including a private dwelling, of a business of providing accommodation for other people's cats and dogs. The licence is granted at the discretion of the local authority which may take into account the suitability of the accommodation and whether the animals are well fed, exercised and protected from disease and fire.

I don't see how the kennels would be appropriate. The applicant suggests they would be akin to a small wooden outbuilding which is where they would stay when the weather gets bad. I don't think we would be willing to see a dog stuck in a small wooden box in the pitch black, in the cold and wet whilst it waits for its owner.

Officer comments: The LA's licensing officers comments are stated above.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Green Belt. Policy 3D.9 of the London Plan seeks to maintain the protection of Londons Green Belt with a presumption against inappropriate development except in very special circumstances. The reference to inappropriate development flows directly from Planning Policy Guidance Note 2 (PPG2), which sets out

national planning policy on Green Belt. PPG2 states that the most important attribute of the Green Belt is its openness. Paragraph 3.4 states that the construction of new buildings in the Green Belt is inappropriate unless it is for the following purposes:

- Agriculture and forestry;
- Essential facilities for outdoor sport and outdoor recreation; for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purpose of including land in it;
- Limited extension, alteration or replacement of existing dwellings;
- Limited infilling in existing villages and limited affordable housing for local community needs under development plan policies according with PPG3;
- Limited infilling or redevelopment of major existing developed sites identified in adopted local plans, which meets the criteria in paragraph C3 or C4 of Annex C.

PPG2 makes clear that inappropriate development is, by definition, harmful to the Green Belt, and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted.

Policies in the adopted Hillingdon Unitary Development Plan endorse national guidance. Policy OL1 states that within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

- Agriculture, horticulture, forestry and nature conservation;
- Open air recreational facilities;
- Cemeteries

The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt. The proposal does not conform to the types of development allowed by Policy OL1.

The application relates to the change of use of open pasture land to a dog training facility, dog day care creche, stables, associated structures and car park. The application contends the proposal would be considered as appropriate development in the Green Belt, as it would fall within the definition of 'open air recreational facilities'. However, it is considered whilst there may be open air elements to the proposal, the primary purpose of the development is a commercial dog care facility, with dog day care provided whilst their owners are at work. Dog kennel facilities are not listed as 'appropriate' development in the Green Belt in either PPG2 or Policy OL1. As such, the proposal would be considered inappropriate development within the Green Belt and therefore the principle of the development would be unacceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

This site is situated within the designated Green Belt. The application seeks permission to use the site for a dog training and day care facility, together with stabling for the applicant's horses and associated ancillary structures and works.

PPG2 states that the construction of new buildings inside a Green Belt is inappropriate unless it is for certain specified purposes. The application proposes the development relates to an 'outdoor recreational facility', however, it is considered the application relates to a commercial dog care facility involving daytime kenneling. Whilst it is noted elements of the proposal would relate to the open area, it is further noted dog kennel facilities are not listed within the list of appropriate uses. A supporting planning statement submitted for the application commented that, the business operates an arrangement whereby working people can leave their dogs in the safety and security of the facility whilst they go about their normal working day. Therefore it is not considered to be an open air recreational use in the Green Belt, such as Golf, and would therefore be inappropriate.

PPG2 further states, that the visual amenities of the Green Belt should not be injured by proposals for developments which could be visually detrimental by reason of their siting, materials or design. Also that new buildings are inappropriate unless they are required for the essential needs for outdoor sport or outdoor recreation which preserves the openness of the green belt. Whilst, it is noted the application involves the provision of stabling and this is given as an example of a new building that could be considered essential to the wider site use. It is considered the proposed developments would not be ancillary to the wider site use, but rather form part of the primary use of the development, failing to preserve the openness of the Green Belt.

Policy OL1 of the Adopted UDP Saved policies (September 2007) sets out appropriate uses of land and buildings within these areas, as discussed above. The proposal is not considered to be an accepted use within the Green Belt. Furthermore, this policy states the LPA will not grant permission for buildings other than for purposes essential for and associated with one of the accepted uses. As such, the proposed buildings and intended activities would not constitute an appropriate or essential use of this green belt site. Whilst, the proposal would be reasonably well screened from the wider area, clear vantage of the development would be gained from nearby residential properties and it is considered the development would have a detrimental impact upon the visual amenities and openness of the green belt. As such the proposal is considered contrary to Policy OL1 of the UDP Saved Policies (September 2007).

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Due to the existing boundary treatments and site surroundings the use and ancillary buildings/works would be largely screened from the wider area. However, the proposal would be clearly visible from the properties on the northern boundary of Carlton Place and those properties which back onto the northern boundary of the site (Batchworth Heath). Whilst it is considered the post and rail fencing to the dog training area, together with the dog kennels and stables that would be finished in ship-lap boarding would have a rural appearance and therefore would not appear out of context in relation to their surroundings, concern is raised with regard to the remaining buildings (WC, office and storage building), which due to their design and construction, would fail to visually integrate with their surroundings resulting in obtrusive features. Furthermore, it is considered the proposed size and proximity of the car parking area in this location would appear out of context in the countryside location and whilst it is acknowledged the revised layout plan shows the use of a reinforced mesh surface (which is supposed to allow grass to grow through) thereby maintaining a green surface, it is noted the limited success of this surface material, and is generally only successful when used occasionally and not on a daily basis as would be the case in this instance.

As such, it is considered the proposal would be detrimental to the visual amenities of the existing character and appearance of the area, and is therefore contrary to policy BE13 of the UDP Saved Policies (September 2007).

7.08 Impact on neighbours

The issues relating to noise and disturbance are covered in Section 7.18.

With regard to loss of light, outlook or privacy to the adjacent properties at Carlton Place, the revised layout plan now shows the siting of the main structures behind an existing garage block and ancillary structure (belonging to Carlton Place) and boundary comprising mature trees and hedges. The car park surface is now indicated to be finished with a reinforced mesh surface to allow grass to grow through (see impact on the area above) and the dog training area would be surrounded by post and rail fencing, that would not appear out of context in a countryside setting. As such, it is considered that the existing residential properties would not be affected by either loss of light, outlook or privacy. As such the proposal is considered to comply with Policies BE20 and BE21 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 highway engineer has been consulted considers that although the applicant has failed to indicate number of potential full/part time staff within the application forms, the attached Transport Statement indicates a total of 5 full time staff and twenty one off site car parking spaces including two disabled spaces to be provided and this is considered to be sufficient.

The applicant is also proposing to construct an access road off Rickmansworth Road leading into the car park with over 103m visibility splay that is in compliance with current guidelines (Manual for Street September 2010).

Although the UDP Saved policies (September 2007) and the London Plan do not specify the required number of cycle parking required, it is considered a minimum of four covered and secure cycle parking spaces should be provided and this could be covered by a condition in the event of an approval.

Consequently, no objection is raised subject to safeguarding conditions and informatives being applied and therefore the proposal would accord with Policies AM7 and AM14 of the UDP Saved policies (September 2007)

7.11 Urban design, access and security

See Sections 7.05 and 7.07.

7.12 Disabled access

The application as originally submitted showed the hard surfaced areas constructed from compacted hoggin, the revised proposal has now removed all the proposed paths from the site and the car-park has been reduced and this area would be finished with a reinforced mesh surface. Plans submitted would suggest that the buildings associated with the proposed facility would be inaccessible to disabled people using wheelchairs. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people. Had the other principle issues to the application not arisen further details would have been sought in relation to the accessibility of the site. As

such it is considered that the proposal has not demonstrated its compliance with the Policy 3A.4 of the London Plan (2008).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The trees and landscape officer has commented that the application does not include a tree survey or tree protection plan to BS 5837:2005, however, the revised plan does seem to show that all of the existing trees and vegetation will be retained. However, the proposed access/cross-over will involve works, and possibly excavation, in proximity to the protected Horse Chestnut at Carlton Place and the application does not include an arboricultural implications assessment or method statement to BS 5837, or any information to show that this valuable tree will not be adversely affected by the development.

The application does not include any landscape proposals and, given the layout and extent of hard-standing and buildings, that would adversely affect the visual amenity of the Green Belt, there is limited scope for landscaping and tree planting.

The revised scheme includes a fairly large car park with a reinforced grass-mesh surface, which depending on the intensity of use by vehicles may not be sustainable. The application does not seem to consider and address this issue.

The application is unacceptable in terms of Saved Policies OL26 and BE38, because it does not make adequate provision for the protection and long-term retention of the protected Horse Chestnut tree, and in terms of Saved Policies OL2 and OL26, because it does not include landscaping proposals and make provision for comprehensive landscape improvement and therefore fails to enhance the visual amenity of the Green Belt.

7.15 Sustainable waste management

No details have been supplied in relation to the disposal of waste water. The application forms state surface water would be disposed of into the existing water course. The revised/additional design and access statement comments that all animal waste from the site would be collected and taken to an allotment for composting.

The waste and recycling officer has commented that the proposal is for kennels. 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. As the producers of waste from a commercial 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. The dog waste would have to be collected by a specialist contractor and dealt with through appropriate treatment, possibly clinical waste incineration.

Furthermore, the Councils Environmental Protection Officer has commented that the applicants have not indicated how they will be disposing of waste water or provided details of a suitable means of dealing with animal waste from the kennels or stables. They have stated that surface water will drain to a local stream but this is not appropriate for waste water from the kennels or stables. Composting at an allotment is not an appropriate method of dealing with the solid waste. Due to the proximity of the stables to the flats at Carlton Place and the lack of information as to how they propose to dispose of waste there is the possibility of problems with odour.

As such the proposal has not demonstrated that sufficient measures have been taken to mitigate the environmental impact of the development by both animal and water waste

resulting in a nuisance to nearby properties or polluting nearby watercourses.

7.16 Renewable energy / Sustainability

The sustainability officer has been consulted with regard to the issues raised relating to bats and the possible affects the proposal could have on them. No concerns have been raised, however, it is recommended if a permission were to be granted then conditions should be applied to the development to control any external lighting used on the site. Therefore, subject to this mitigation measure the proposal would comply with PPS9 and therefore also with policy EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties, and Policy OE3 deals with development which has the potential to cause noise annoyance.

The application is located adjacent to flats at Carlton Place, there are houses opposite on Rickmansworth Road and also to the north of the site (Batchworth Heath). The application proposes a dog training facility together with dog day care crèche facility and 3 stables.

Concern is raised regarding the noise impact form the proposed site use. These concerns are outlined as follows:

Training classes:

The proposal suggests up to 10 dogs would be involved in training classes at any one time. These would take place mainly at the weekends. The classes would start at 9am and finish at 2.30pm, although it is considered there would be additional time either side of this as people arrived and left. The classes would have 30mins between them to allow for one group to leave before another arrives. In between, it is considered that these classes could result in up to 20 vehicular movements with the associated noise of parking, manoeuvring and doors opening and closing. Furthermore, while the classes were being run, it is accepted most dogs in training would be quiet, however there would still be the resulting whistles and shouts from the trainers and handlers.

Kennelling/Day care facility:

Due to the construction of the kennels, which are not very substantial, together with the open runs, they would have a limited effect in containing noise. Whilst it is acknowledged the intention would be that dogs would be kept quiet, it is also noted dogs when they are out of their home environment can behave very differently and due to the close proximity of the development in relation to surrounding properties it is not considered this matter could be adequately controlled. The supporting information states up to 5 dogs would be accommodated in the facility, and therefore it is not clear why 8 kennels are proposed. There is further concern that any dogs taking their rest time in the kennels when training classes were taking place would be disturbed with the possible result of additional barking.

It is noted, the example booking form for the facility, confirms if a dog shows aggressive tendencies towards a member of staff or its behaviour becomes uncontrollable or a nuisance beyond reasonable acceptance, then it will be placed in one of the boarding kennels until the owners return. It has not been demonstrated how this would be dealt with from a noise nuisance perspective.

The applicant has not demonstrated that noise from this development would not be an issue. A noise report would be required before this application can be given further consideration. This would need to look at predicted 5min Leq and Lmax levels from the development.

With regard to smell nuisance, the application does not contain information of how stable waste would be dealt with. The use of stables for horses normally also involves the storage of dung and dirty bedding in a dung heap. This can result in both smell and fly nuisance and due to the close proximity of adjoining residential properties together with the lack of information provided the application has failed to demonstrate that this would not have an adverse affect to residential amenity.

It is considered, due to the activities generated by the proposed use, this could result in increased noise, smells and disturbance to adjoining properties (possibly at anti-social times of the day) reducing their residential amenities. As such, the proposal is considered contrary to policies OE1 and OE3 of the UDP Saved Policies (September 2007).

7.19 Comments on Public Consultations

Points 10, 37, 39, 40, 41 and 43 would not be material to the consideration of this application. The remaining points are addressed in the full report.

7.20 Planning Obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

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

10. CONCLUSION

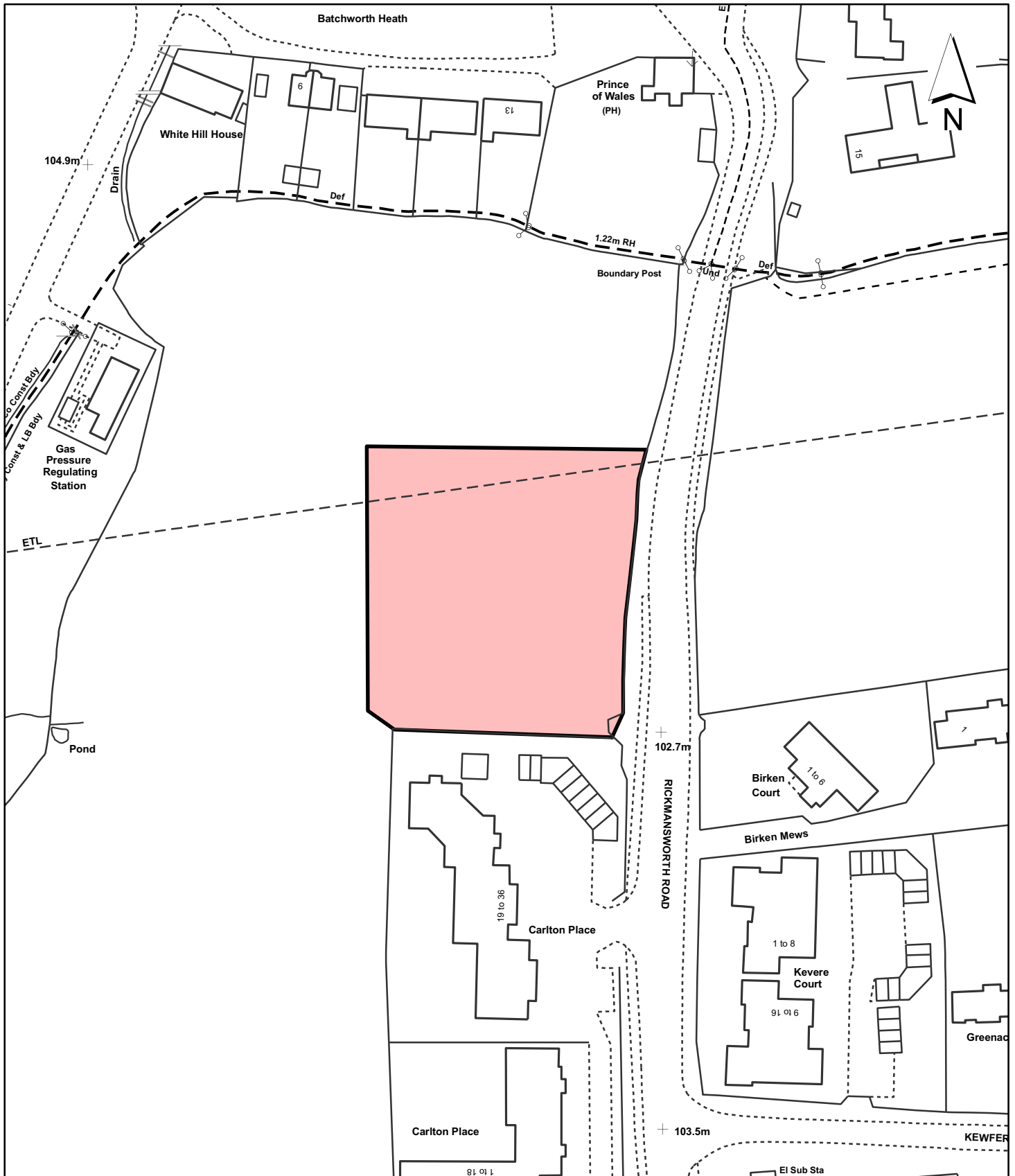
It is considered that the proposal would fail to accord with adopted Green Belt Policies. Furthermore, it has not been possible to assess the impact of this use on the wider environment. As no information has been provided with regard to mitigation measures in relation to the environmental impact of the development by noise, animal and/or water waste. Therefore the application is considered contrary to adopted policy and as such recommended for REFUSAL.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Polices September 2007
The London Plan (2008)
PPG2: Green Belts

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

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Site Address	
Land north of Carlton Place Rickmansworth Road Northwood	
Planning Application Ref:	Scale
67584/APP/2011/232	1:1,250
Planning Committee	Date
North Page 73	May 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 186 FIELD END ROAD EASTCOTE PINNER

Development: Change of use from photographic studio to accountancy office (Use Class A2)

LBH Ref Nos: 2294/APP/2011/415

Drawing Nos: 01A
02A
Location Plan to Scale 1:125C

Date Plans Received: 23/02/2011 **Date(s) of Amendment(s):**

Date Application Valid: 01/03/2011

1. SUMMARY

The application relates to the change of use of an existing vacant Photographic studio/shop (Sui generis) to a use as an accountancy office (A2 Financial and Professional Services Use).

The site is within a Secondary Shopping Area of Eastcote Town Centre as identified in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007). The UDP Saved Policies (September 2007) states that the Local Planning Authority will exercise strict control over the loss of shops to other uses. However, this unit has been in use as a photographic studio with associated retail shop element in excess of 20 years. The Land Use Gazetteer lists a photographic studio with a retail element as a Sui-generis use i.e not within any use class. Therefore, no objection is raised to the proposed change of use to an A2 accountancy use as the proposal would not result in the loss of a retail unit, classified as an A1 use, and would thus not change the proportion of retail use within the centre. As such, the proposal would not conflict with any of the relevant adopted policies within the Hillingdon Unitary Development Plan (Saved Policies September 2007).

Therefore subject to condition the application 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 BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC Non Standard Condition

No air conditioning plant 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 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 surrounding area in accordance with policy OE1 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

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.
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.
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail 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 I6 Property Rights/Rights of Light

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

6 I25 Consent for the Display of Adverts and Illuminated Signs

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

7 I34 Building Regulations 'Access to and use of buildings'

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

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

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

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

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

reasonable.

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

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

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

8

It is advised that the installation of roller shutters at this site would require planning permission. 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a vacant photographic studio/shop situated on the west side of Field End Road, at the end of a parade of units which wraps round the corner to front Elm Avenue. This unit is two storey with a pitched roof and has a single storey element to the rear. The site is within the Secondary Shopping Area of Eastcote Town Centre and the Eastcote (Morford Way) Conservation Area as identified in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007).

3.2 Proposed Scheme

Planning permission is sought for the change of use of the commercial unit from a photographic studio with retail element to a financial and professional services use (accountancy office). There are no exterior alterations to the building proposed as part of this application.

3.3 Relevant Planning History

2294/C/85/1574 186 Field End Road Eastcote Pinner
Alterations to elevation (P)

Decision: 09-10-1985 Approved

2294/D/85/3114 186 Field End Road Eastcote Pinner
Advertisement (P)

Decision: 16-10-1985 Approved

Comment on Relevant Planning History

None

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- 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.
- 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.
- S6 Change of use of shops - safeguarding the amenities of shopping areas
- S12 Service uses in Secondary Shopping Areas
- LPP 3D.1 London Plan Policy 3D.1 - Supporting Town Centres.
- LPP 3D.3 London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.

5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

24 neighbouring properties and interested parties have been consulted and no responses have been received.

Internal Consultees

Environmental Protection Unit:

The following condition is suggested.

No air conditioning plant 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 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 surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Urban Design and Conservation Officer:

The current application is for change of use only with no alterations proposed to the shop front or fascia. Therefore, there would be no objections from a conservation view point.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Local Planning Authority's aim is to retain the retail function of all shopping areas to meet the needs of the area each serves. Shops grouped conveniently together assist the process of search for and comparison of goods and hence attract shoppers. As such the Local Planning Authority will exercise strict control over the loss of shops to other uses. However, in this particular case, it is considered that although there is a retail element to the existing use, the authorised planning use for this unit is currently a Sui-generis use, as such, in planning terms the proposal is not considered to result in the loss of an A1 retail unit.

Policy S6 of the UDP (Saved Policies, September 2007) 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 does not involve an alteration to the frontage and it is not considered that the traffic generation between the existing use and the proposed use would be materially different such as to warrant the refusal of planning permission. The proposal is therefore considered to comply with policy S6 of the UDP (Saved Policies, September 2007).

Policy S12 of the UDP Saved Policies (September 2007) relates to change of use applications within Secondary Shopping Areas of Town Centres. This policy sets out where the loss of a retail use would be acceptable and then subsequently discusses what types of uses would be considered appropriate in these areas. However, it is accepted the loss of the retail use at this site has already been established by previous long term use of the site, and it is further noted that an A2 (financial and professional services) is listed as an acceptable alternative use in Secondary Shopping Areas. As such, the proposal is considered to comply with this policy.

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 the Eastcote (Morford Way) Conservation Area. The application relates solely to the change of use of the building and therefore the Conservation and Urban Design Officer has not raised an objection to the proposal. As such, the application is considered to accord with policies BE4 of the adopted Hillingdon Unitary Development Plan 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.

There are no external alterations proposed to the building as part of this application and therefore the proposal is considered to comply with the intentions of Policy BE13 and BE15 of the UDP Saved Policies (September 2007).

7.08 Impact on neighbours

The application relates solely to the change of use of the building and therefore it is not considered a material loss of light, outlook or privacy would rise as a result of this proposal. As such, the application is considered to accord with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

There is no off-street car parking for this site, however, it is not considered the traffic generation or parking requirement between the existing use and the proposed use would be significantly different. The proposal would therefore comply with AM7 and AM14 of the UDP Saved Policies (September 2007).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application, the application relates to the change of use of the building only and no alterations are proposed

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

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

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 safeguarding condition being applied relating to any air conditioning plant being installed, 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).

7.19 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

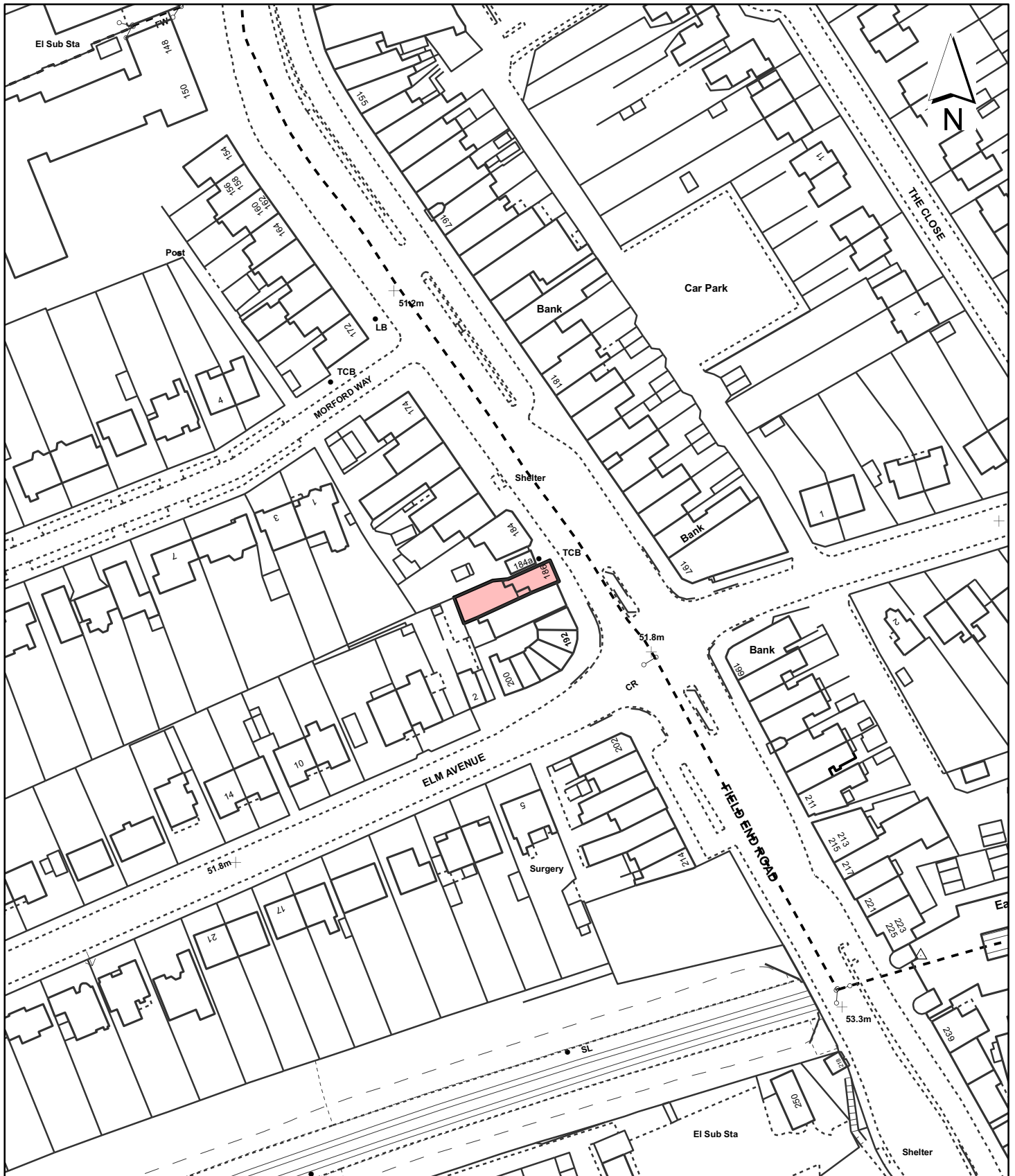
This application relates for change of use of an existing vacant photographic studio/shop (Sui generis) to a use as an accountancy office (A2 Financial and Professional Services Use) and therefore would not result in further loss of an A1 unit in the town centre. No alterations are proposed as part of the application and the existing shopfront would remain. The proposal is not considered to result in an adverse impact to highway safety. Therefore subject to suitable conditions the proposal is considered to comply with the relevant policies of the UDP Saved Policies (September 2007).

11. Reference Documents

Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (February 2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**186 Field End Road
Eastcote**

Planning Application Ref:

2294/APP/2011/415

Planning Committee

North Page 84

Scale

1:1,250

Date

May 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 89/91 JOEL STREET NORTHWOOD

Development: Change of use from Class A1 (Shops) to part Class A3 (Restaurants and Cafes), part Class A4 (Drinking Establishments), part Class A5 (Hot Food Takeaways) and part Class B1 (Office.)

LBH Ref Nos: 45536/APP/2010/2946

Drawing Nos: Location Plan to Scale 1:125C
C12739-01 Rev. A
C12739-02 Rev. A

Date Plans Received: 22/12/2010 **Date(s) of Amendment(s):** 22/12/2010
Date Application Valid: 13/01/2011 13/01/2011
06/04/2011

1. **SUMMARY**

The site comprises an existing vacant double unit and the proposal seeks to sub-divide the units back into two independent commercial premises, leaving the corner property (No 91) in A1 (retail) use and seeking a mixed A3, A4 and A5 use on the remaining unit, No. 89. The July 2010 retail frontage survey shows that Northwood Hills Secondary Shopping Area had a retail frontage with A1 use at 50.6%. Policy S12 seeks to maintain a 50% frontage within A1 use. This application would result in the proportion being exactly 50%. Therefore, any future changes of use from the remaining A1 units in this Secondary Shopping Area would be resisted, but the current proposal is considered to be acceptable.

It is noted the application also seeks permission to establish a B1 (Business) use within a small basement level area accessed from the rear of the site, that was previously used as storage in relation to the existing site uses. Due to the small nature and as this would be only accessed from the rear courtyard area, it is not considered this would have a material effect on the Town Centre or on residential amenity of adjoining occupiers.

Therefore, subject to appropriate conditions relating to hours of operation and noise control, deliveries, and waste management, the proposal would not conflict with any of the relevant Adopted policies within the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Therefore subject to conditions the application 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 BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC **Non Standard Condition**

The proposal involves the sub-division of 89/91 Joel Street and from the sub-division only the resulting unit known as 89 Joel Street shall be used within Use Classes A3/A4/A5 (cafe/restaurant, drinking establishment, or takeaway), with the unit known as 91 remaining in A1 (retail) use, as shown on the plans hereby approved and for no other purpose without further consent from the Local Planning Authority.

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 S12 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NONSC **Non Standard Condition**

Before any A3 or A5 use commences, 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. 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 Saved Policies (September 2007).

5 NONSC **Non Standard Condition**

The premises shall only be used for the preparation, sale of food and drink and clearing up between the hours of 08:00 and 23:30. There shall be no staff allowed on the premises outside these hours.

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 Policies September 2007).

6 NONSC **Non Standard Condition**

The proposed uses hereby approved shall not be commenced until details of all extract ventilation systems and odour control equipment including details of any noise levels and external ducting, have been submitted to and approved by the local planning authority and the equipment so approved has been installed. The approved extract ventilation system equipment and odour control equipment shall be operated at all times when cooking is carried out and maintained in accordance with the manufacturers instructions. The

external ducting shall be removed as soon as possible when no longer required.

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 handling units 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 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

Before the development commences, 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. These approved facilities shall be provided before the use commences 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

No development shall take place until details of a sound insulation scheme to control noise transmission to adjoining dwellings/premises have been submitted to and approved in writing by the local planning authority. The use shall not commence until the approved scheme has been approved and it shall thereafter be retained.

REASON

To safeguard the amenity of surrounding areas in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

11 NONSC Non Standard Condition

The details shown on drawing C12739-02 rev A, received on the 6th April 2011, relating to the covered, secure and screened storage of refuse at the premises shall be provided in accordance with the approved details 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.

12 H16 Cycle Storage - details to be submitted

The details shown on drawing C12739-02 rev A, received on the 6th April 2011, relating to the covered and secure cycle storage for 6 bicycles at the premises shall be provided in accordance with the approved details and shall be permanently retained thereafter.

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).

13 NONSC Non Standard Condition

No delivery service shall take place from the development hereby approved, without further written consent from the Local Planning Authority.

REASON

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

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
BE28	Shop fronts - design and materials
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary 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.
HDAS	Shopfronts

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 I25 Consent for the Display of Adverts and Illuminated Signs

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

5 I3 Building Regulations - Demolition and Building Works

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

6 I34 Building Regulations 'Access to and use of buildings'

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

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

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

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

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

can require the removal or modification of physical features of buildings provided it is reasonable.

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

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

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

7 15 Party Walls

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

- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

8 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.

9 115 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.

10

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, Best Management Practices for Catering Establishments which can be requested by telephoning 020 8507 4321.

11

It is advised that the installation of roller shutters at this site would require planning permission. 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a ground floor end terrace double unit with a small area of basement level accommodation to the rear. The unit is currently vacant and has an A1 use. There is on street parking to the front of the unit with restrictions between 8am to 6.30pm Monday to Saturday. The site is on a slope with the service/access courtyard to the rear at basement level. The site is within Northwood Hills Secondary Shopping Centre as identified in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007).

3.2 Proposed Scheme

The proposal involves:

i) The subdivision of the existing double unit back into single units and the change of use No.89 into mixed A3 (Restaurant/Cafe), A4 (Drinking Establishment) and A5 (Hot Food Takeaway).

- Change of use of a small basement level area, accessed from the rear courtyard, previously used for storage, to a B1 (office) use.
- To the front, the installation of a new doorway in the existing shop front of No.89.
- Installation of bicycle store and bin storage facilities to the rear.

3.3 Relevant Planning History

Comment on Relevant Planning History

None

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE28	Shop fronts - design and materials
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary 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.
HDAS	Shopfronts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

79 neighbours and interested parties were consulted and five responses have been received which object to the proposal on the following grounds:

1. I would welcome a well run drinking establishment if it means I can have a drink without fear of being involved in the fighting and drug gangs which occupy Wetherspoons.
2. There is no need for another takeaway on the high street.
3. Where will people park, there are already parking problems on Tolcarne Drive with commuters

and this will mean problems in the evening too, especially at the weekends.

4. There is an existing rat problem this will make matters worse, also we are fed up of walking through litter dropped by irresponsible customers.

5. We are concerned about noise. Will there be music playing and not all people leave premises quietly.

6. We have seen a marked deterioration in useful shops and we have always endeavoured to retain our retail premises, we cannot afford to lose any more.

7. The application is contrary to Adopted Policy and Guidance, due to lack of parking facilities and disabled access.

8. No alcohol licence has been applied for.

Ward Councillor: I share objectors concerns and in particular the parking problems down Tolcarne Drive.

Thames Water: Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, Best Management Practices for Catering Establishments which can be requested by telephoning 020 8507 4321

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

With regard to water supply, this comes within the area covered by the Veolia Water Company.

Internal Consultees

Waste & Recycling Officer:

a) The application is for a part restaurant, part drinking establishment and part food take-away. One x 1,100 litre type of bulk bin is needed to safely and hygienically contain the waste arising from this type of business. Additional bins for recycling waste may also be required.

b) The bulk bin 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 bulk bin more than 10 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 bulk bin 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.

Highway Engineer:

Hillingdon cycle parking standards stipulate 6 spaces should be provided, this should be covered through a planning condition or amended plans. The applicant has not provided any information on the number of delivery vehicles for the A3/A5 use and their parking provision. A condition should be attached restricting any delivery service from the site. Subject to these issues being covered, there is no objection on the highways aspect of the proposals.

EPU:

I do not wish to object to this proposal. Should this proposal be recommended for approval I would recommend conditions relating to hours of operation, deliveries, sound insulation, air handling units, noise and odour control and litter be added together with the construction site Informative.

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.

Policy S6 states that change 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 external alterations proposed as part of this application would be considered in keeping with the design of the building and the frontage to which it relates, and therefore would be acceptable. Loss of residential amenity issues are considered below and the highway engineer has not objected to the proposal subject to appropriate conditions being applied. Therefore the proposal would comply with the criteria listed in Policy S6 of the UDP Saved Policies (September 2007).

Policy S12 establishes the criteria where service use would be permitted in secondary 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 50% of the remaining frontage should remain in A1 use. The July 2010 retail frontage survey showed that Northwood Hills Secondary Shopping Area had a retail frontage with A1 use at 50.6%. Policy S12 seeks to maintain a 50% frontage within A1 use. Given that part of the proposal involves the retention of an A1 use, the proportion of A1 use would be reduced to 50% and the proposal would create a separation of approximately 6.5m between the A1 units. The proposal would thus comply with Policy S12.

The application also seeks permission to establish a B1 (Business) use within a small basement level area accessed from the rear of the site, previously used as storage in relation to the existing site uses. Due to the small nature and as this would be only accessed from the rear courtyard area, it is not considered this would have a material effect on the Town Centre or on residential amenity of adjoining occupiers.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

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: Shopfronts 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 impact on the street scene, the application involves the installation of a new door to No.89, which is considered to result in a visual improvement to this frontage, with the use of a central door, as it considered this would break up the frontage by providing a vertical subdivisions and this would be in-keeping in the street scene. Therefore, this element of the proposal is considered to comply with policies BE13, BE15 and BE28 of the Hillingdon UDP Saved Policies (September 2007).

To the rear, the revised plans show the provision of a bin store and bicycle store. Due to the sloping nature of the site and the surrounding built development, it is considered these elements would be largely screened from the wider area. Furthermore, they would be in-keeping with their surroundings. As such, the proposal would comply with Policies BE13, BE15 and S6 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 commented on this application and has suggested a number of conditions should be applied relating to the the hours of operation, control of noise, deliveries and collections, air handling units, ventilation systems 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 to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The applicant has not provided any information on the number of delivery vehicles for the A3/A5 use and their parking provision. A condition should be attached requiring further information regarding any delivery service from the site (which could result from an A4 use). Subject to these issues being covered, there is no objection on the highways aspect of the proposals. The proposal would therefore comply with AM7 and AM14 of the UDP Saved Policies (September 2007).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

There are no internal alterations shown as part of this application, the application seeks to get the principle of the change of use established. However, it is recommended that 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. A condition requiring facilities for disabled people is also recommended. Subject to this the proposal would comply with Policy 4B.5 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.

7.15 Sustainable waste management

Waste & Recycling Officer has been consulted and has commented that as the application is for a part restaurant, part drinking establishment and part food take-away. One x 1,100 litre type of bulk bin is needed to safely and hygienically contain the waste arising from this type of business and that additional bins for recycling waste may also be required. It is not considered the revised plans have fully addressed this issue, however, it is considered these issues could be dealt with by way of a suitable condition should members approve the 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

See impact on neighbours above.

7.19 Comments on Public Consultations

Point 8 is not material to the consideration of this planning application and the remaining comments received have been addressed in the body of the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

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

This application relates to the subdivision of the existing double commercial unit back into two, together with the change of use of one of these resulting units into a mixed A3/A4/A5 use (restaurant/drinking establishment/takeaway). It is considered the proposal would bring this vacant unit back into use by providing a wider scope to prospective tenants. The July 2010 retail frontage survey showed that Northwood Hills Secondary Shopping Area had a retail frontage with A1 use at 50.6% and that Policy S12 seeks to maintain a 50% frontage within A1 use. This application would result in the frontage being at the 50% threshold.

The application also seeks permission to establish a B1 (Business) use which relates to a small basement level area accessed from the rear of the site, that was previously used as storage in relation to the existing site uses. Due to the small nature and as this would be only accessed from the rear courtyard area, it is not considered this would have a material effect on the Town Centre or on residential amenity of adjoining occupiers.

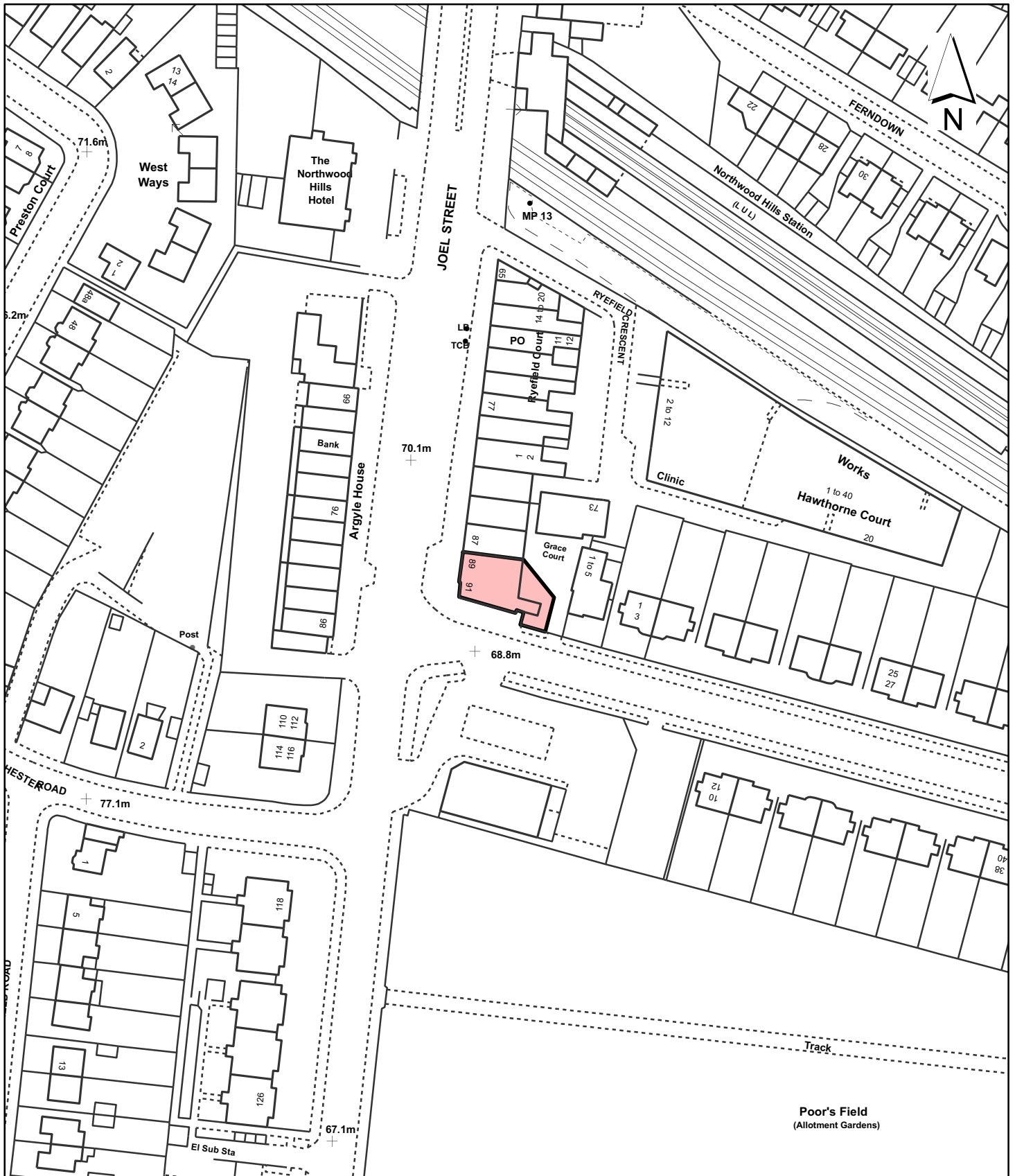
As such, the proposal would accord with Policy S12 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and subject to appropriate safeguarding conditions, would not result in any further adverse impacts.

11. Reference Documents

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

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**89 - 91 Joel Street
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

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

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

Planning Application Ref:

45536/APP/2010/2946

Scale

1:1,250

Planning Committee

North Page 98

Date

May 2011



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 157-161 AND LAND FRONTING HIGH STREET RUISLIP

Development: Two and half storey linked building comprising 2 x two- bedroom flats, 2 x one-bedroom flats and 2 x studio flats, extension to the beauty saloon and the formation of a new Class A2 ground floor commercial unit (involving part demolition of existing building) and the retention of the beauty saloon use of the existing building, involving the change of use of the ground floor retail unit (Class A1) and 4 existing flats (Class C3) (Part Retrospective Application).

LBH Ref Nos: 64711/APP/2011/214

Drawing Nos: Location Plan to Scale 1:125C
10/3208/5 Rev. B
10/3208/8
10/3208/13
Design and Access Statement, January 2011
10/3208/10 Rev. A
10/3208/9 Rev. A
10/3208/11 Rev. B
10/3208/12 Rev. A
Agent's E-mail dated 07/04/11
Agent's E-mail dated 28/04/11

Date Plans Received:	31/01/2011	Date(s) of Amendment(s):	31/01/2011
Date Application Valid:	09/02/2011		03/02/2011
			09/02/2011
			17/03/2011
			07/04/2011
			11/04/2011
			28/04/2011

1. SUMMARY

This application is a third scheme for the re-development of this site which is situated within the Ruislip Town Centre and forms part of the Ruislip Village Conservation Area. The other two schemes were refused permission, the first scheme also being dismissed at appeal.

The current scheme seeks permission to erect a two storey building with accommodation in the roof to the rear and linked at ground floor level to the building on the High Street frontage which it would mimic in terms of its height, proportion and design. The new building would provide an extension to a beauty salon on part of the ground floor, with the rest of the ground floor providing an office (Class A2) unit at the rear and 2 x two-bedroom flats and a studio flat on the first floor and 2 x one-bedroom flats and a studio flat on the second floor, all of which with the exception of the second floor studio unit would have balcony areas. The application also seeks the change of use of the ground floor of the existing building from Class A1 (retail) to beauty salon (sui generis) and the former 4 one-bedroom flats above to form additional treatment rooms and ancillary office and storage accommodation for the beauty salon. The proposal involves partial demolition of the rear part of the existing building and is part retrospective as the changes of use of the existing building have already been undertaken. The proposed development is car free.

The scheme is considered to be acceptable within the Ruislip Village Conservation Area and will enhance its character and appearance. No objections were previously raised to the loss of retail on the ground floor of the existing building, given the nature of the beauty salon use which comprises a retail element and the scheme would increase the number of flats previously accommodated on site. Furthermore, the accommodation proposed is considered to provide suitable residential accommodation. The amenities of surrounding residential occupiers would not be adversely affected by the proposal. Also, no objections are raised to a car free development within the Ruislip Town Centre, close to the underground station.

The revised scheme is considered to have overcome the reasons for refusal of the previous two schemes and the concerns raised by the previous Inspector and 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 M1 Details/Samples to be Submitted

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

REASON

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

3 OM1 Development in accordance with Approved Plans

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

REASON

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

4 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 MCD4 Shop Window Display (Service Uses etc)

A window display shall be provided along the High Street frontage within 1 month of the date of this permission and thereafter a window display shall be permanently retained on the High Street frontage.

REASON

To ensure the appearance of the frontage is appropriate to the shopping area and assists in maintaining its vitality in accordance with Policy S6 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 3D.3.

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

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

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

The scheme shall also include details of the following: -

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities

of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

REASON

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

8 TL7 Maintenance of Landscaped Areas

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

REASON

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

9 NONSC Non Standard Condition

Development shall not begin until a scheme for protecting the proposed development from road traffic and other noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet acceptable noise design criteria both indoors and outdoors. 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 ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic and other noise in accordance with policy OE5 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

10 HLC5 Industrial and Commercial Development

The beauty salon shall not be used except between 08:00 hours and 20:00 hours, Mondays to Fridays, 08:00 hours to 18:00 hours on Saturdays and 10:00 to 16:00 hours 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 adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 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).

12 NONSC Non Standard Condition

No extraction /ventilation or air conditioning plant or equipment 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 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 surrounding area in accordance with policies OE1 and OE3 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

13 NONSC Non Standard Condition

The rating level of any noise emitted from any plant and/or machinery shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

To safeguard the amenity of the surrounding area in accordance with policies OE1 and OE3 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

14 NONSC Non Standard Condition

No floodlighting 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 neighbouring properties in relation to light pollution accordance with policy OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

16 SUS2 Energy Efficiency Major Applications (outline where energy s

No development shall take place on site until an energy efficiency report has been submitted to, and approved in writing by the Local Planning Authority. The energy efficiency report shall demonstrate how the Mayors Energy Hierarchy will be integrated into the development, including a full assessment of the site's energy demand and carbon dioxide emissions, measures to reduce this demand and the provision of 20% of the sites energy needs through on site renewable energy generation. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

17 SUS4 Code for Sustainable Homes details

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

REASON

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

18 SUS5 Sustainable Urban Drainage

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

REASON

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

19 H14 Cycle Storage - details to be submitted

Notwithstanding the details shown on Drwg. No. 10/3208/8, prior to the commencement of works on site, revised details of covered and secure cycle storage for a total of 14 cycles have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

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

20 OM14 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

21 NONSC Non Standard Condition

Before the development hereby permitted is commenced arrangements shall be agreed in writing with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the area at any time.

Reason:

In order to reduce pressure on existing on-street parking and to ensure that the development does not prejudice the free flow of traffic and conditions of safety along the neighbouring highway in compliance with Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 MRD8 Education Contributions

Before the development hereby permitted is commenced, a scheme shall be submitted

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

REASON

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Supplementary Planning Guidance on Educational Facilities.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE14 Development of sites in isolation
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- 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.
- BE26 Town centres - design, layout and landscaping of new buildings
- OE5 Siting of noise-sensitive developments
- 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
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- H2 Restrictions on changes of use of residential properties
- H3 Loss and replacement of residential accommodation

H4	Mix of housing units
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
HDAS	Residential Layouts

3 I1 Building to Approved Drawing

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

4 I3 Building Regulations - Demolition and Building Works

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

5 I6 Property Rights/Rights of Light

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

6 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

7 I21 Street Naming and Numbering

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

8 I25 Consent for the Display of Adverts and Illuminated Signs

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

9 I34 Building Regulations 'Access to and use of buildings'

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

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

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

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

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

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

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

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

10 I45 Discharge of Conditions

Your attention is drawn to condition(s) 2, 4, 6, 8, 9, 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).

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In respect of Condition 22, you are advised that the Council considers that one way to ensure compliance with this condition is to enter into an agreement with the Council to ensure the provision of additional educational facilities locally proportionate to the needs arising from the development.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a prominent corner plot located at the southern end of Ruislip High Street, at its junction with Pembroke Road, West End Road and Kingsend within Ruislip Town Centre. It forms a 0.04 ha site with frontages of 12.2m and 35.3m onto Ruislip High Street and Pembroke Road respectively and comprises a detached two storey building with a rear wing and extensions, incorporating accommodation in its mansard roof, the whole of which is occupied by a beauty salon, known as The Synergy Spa. There is an overgrown area at the rear, part of which appears to be used for informal parking, accessed by a narrow service road between this and the adjoining parade buildings, Nos. 153/155 High Street to the north.

The surrounding area, particularly High Street to the north and west is a traditional mix of town centre uses, predominantly retail use on the ground floor with residential and office use above. A 4 storey office block adjoins the site to the east, beyond which the road becomes more suburban with a mix of residential properties whereas to the south, on the opposite side of Pembroke Road is the 6 to 8 storey former Times House office building,

now converted to residential flats.

The application site lies within the Ruislip Village Conservation Area on its south eastern edge and also lies within the secondary shopping area of the Ruislip Town Centre as designated within the Unitary Development Plan, Saved Policies (September 2007). It also lies some 30m to the south of the Midcroft Area of Special Local Character and 100m to the north of Ruislip Underground Station.

3.2 Proposed Scheme

Full planning permission is sought for the erection of a two storey building with accommodation in the roof to the rear of and linked to the existing beauty salon unit at ground floor level. On the ground floor, the building would extend the beauty saloon and provide an office (Class A2) unit at the rear. On the upper floors, the building would form 6 residential flats in total, 2 x two-bedroom units and a studio flat on the first floor with balconies at the front and 2 x one-bedroom units and a studio flat on the second floor, with the one-bedroom flats having recessed terraces within the roof space. Amended plans have been received which set back the proposed building further on the upper floors, increasing the size of the first floor balconies. The application also seeks permission for the change of use of the ground floor retail units and the first and second floors from 4 one-bedroom flats within the existing building to use as part of the beauty salon (*sui generis*). The proposal involves the demolition of the rear two storey wing and garage of the existing building, with its main bulk to the front being retained. The change of use of the existing building has already been implemented.

The proposed two storey building would mimic the proportions, height and design of the existing Queen Anne style building on site. It would have a main width of 21.2m and overall depth of 11.8m on the ground floor, reducing to 10.1m on the first floor, with a similar mansard roof with matching eaves and ridge heights of 6.6m and 12.1m respectively.

The front part of the ground floor of the proposed building would be utilised as an extension to the existing beauty salon and to provide bin and cycle storage for the proposed block. A large treatment room would be provided in the linked block on the ground floor, internally accessible to both the former shop units, effectively combining the two units into one, although a dividing wall would remain at the front. The front of the corner unit, No.161, would provide retail sales, with No.157 a treatment room. The first and second floors of the existing building would provide 5 additional treatment rooms, a shower room and office and storage space for the beauty salon use. No car parking is proposed.

A Design and Access Statement has been submitted with the application, which is discussed in the relevant sections of the main report.

3.3 Relevant Planning History

Comment on Relevant Planning History

64711/APP/2010/683: Full planning permission was sought for a similar style and design of building, albeit incorporating front and rear bays, which comprised 6 one-bedroom units and 2 two-bedroomed units, omitting the ground floor office unit was refused on the 24/06/11 for the following reasons:

1. The proposal, by reason of the siting of the proposed building, within 1.1m of the re-instated rear elevation of the existing building, and design, including crown roof elements, full height flat roof bays on the front elevation, detailing of the commercial frontage on Pembroke Road and overlarge three storey flat roofed projecting wing and lack of matching

detailing at the rear, would appear as an unduly cramped and incongruous form of development on this prominent corner plot within the Ruislip Village Conservation Area. The proposal would be detrimental to the character and appearance of the original building, the visual amenities of the street scene and fails to maintain or enhance the conservation area, contrary to Policies BE4, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

2. The proposed ground floor flats, by reason of the siting and proximity of the front habitable room windows and terraces to the adjoining public footpath, would fail to afford adequate privacy for their occupiers. As such, the proposed ground floor units would not provide an adequate standard of residential amenity for future occupiers, contrary to Policy BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The proposed balconies/terraces with an area of approximately 2m² are not considered to be of a sufficient size to provide usable external amenity space. The proposal therefore represents sub-standard residential accommodation for future occupiers, contrary to Policy BE23 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

4. In the absence of any supporting information, the Local Planning Authority was unable to assess the adequacy of natural daylight reaching the bedroom window of the ground floor flat at the eastern end of the building, being sited beneath a first floor balcony. As such, the Local Planning Authority was unable to assess whether the proposal would afford an adequate standard of residential amenity for this property and not to be reliant on artificial light, contrary to energy conservation objectives. As such, the proposal fails to demonstrate compliance with Policies BE20 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), 4A.3 of the London Plan (February 2008) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

5. The proposal fails to provide adequate arrangements to access the landscaped areas in order to allow for its maintenance. As such, these areas are likely to become overgrown and neglected, contrary to Policies BE4 and BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

6. The siting of the proposed refuse store exceeds the normal 10m maximum trundle distance and would be likely to be prejudicial to highway and pedestrian safety. Furthermore, the proposal fails to demonstrate that appropriate control would be maintained over the service road to the north of the site to allow access to the refuse/recycling and cycle storage facilities in perpetuity. The proposal is therefore contrary to Policies OE1, AM7 and AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Chapter 3C and Policies 4A.22 and 4B.1 of the London Plan and the Council's adopted Supplementary Planning Document HDAS: 'Residential Layouts'.

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

(July 2008).

A conservation area consent application (64711/APP/2011/684) was also refused on the 24/06/11 for the following reason:

1. Planning application reference 64711/APP/2010/683 to erect a two storey building and convert the existing building on site, involving its part demolition has been refused. As such, there are no acceptable and detailed plans for any redevelopment. As such, the Local Planning Authority does not have full information about what is proposed for the site after demolition. In the absence of this information the proposed works are considered to be detrimental to the character and appearance of the Ruislip Village Conservation Area. The proposal is therefore contrary to Policy BE4 of the adopted Hillingdon Unitary Development Plan, Saved Policies (September 2007).

64711/APP/2008/2050: An outline application (with only details of appearance and landscaping being reserved for subsequent approval) for the erection of a part four, part five storey block linked to the existing units at ground floor level to provide a ground floor extension to the beauty salon and 12 two-bedroom and 1 three-bedroom flats on the second to fifth floors (involving partial demolition) was refused on the 10th December 2008 due to (i) excessive height, scale, bulk, layout and lack of opportunity for soft landscaping, detrimental to the character and amenity of the street scene, (ii) inadequate provision of internal floor space and external amenity space would fail to provide an appropriate level of residential amenity for future occupiers, (iii) inadequate storage and servicing of refuse and recycling, (iv) lack of provision of a disabled car parking space, and inadequate provision for the needs of people with disabilities, and (v) lack of a S106 contribution.

A subsequent appeal was dismissed.

4. Planning Policies and Standards

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 4: Planning for Sustainable Economic Growth
Planning Policy Statement 5: Planning and the Historic Environment
Planning Policy Statement 22: Renewable Energy
Planning Policy Guidance 13: Transport
Planning Policy Guidance 24: Planning and Noise
London Plan (Consolidated with Alterations since 2004)
London Plan Interim Housing Supplementary Planning Guidance (April 2010)
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
Supplementary Planning Guidance - Planning Obligations
Supplementary Planning Guidance - Residential Layouts
Supplementary Planning Guidance - Accessible Hillingdon

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.

- PT1.18 To maintain, enhance and promote town centres as the principle centres for shopping, employment and community and cultural activities in the Borough.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.14 To not normally grant planning permission for a change from residential use.
- PT1.20 To give priority to retail uses at ground floor level in the Borough's shopping areas
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.
- 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:

- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE14 Development of sites in isolation
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- 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.
- BE26 Town centres - design, layout and landscaping of new buildings
- OE5 Siting of noise-sensitive developments
- 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
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- H2 Restrictions on changes of use of residential properties
- H3 Loss and replacement of residential accommodation
- H4 Mix of housing units
- S6 Change of use of shops - safeguarding the amenities of shopping areas
- S12 Service uses in Secondary Shopping Areas

R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
HDAS	Residential Layouts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd March 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

ORIGINAL PLANS:

119 surrounding properties have been consulted and press and site notices have been posted. 3 responses have been received, raising the following concerns:

(i) Amendments made to scheme do little to change the scale, bulk and massing of the proposal and gap with existing building has only been increased to 2.15m which is still very close. As such, building would appear unduly cramped and incongruous.

(ii) The building, to the south of No.155 would cast that property into shadow for most of the day, including the flat.

(iii) Proposal would prejudice the development of land to the rear of No.155 and it has been confirmed with the LPA that there is development potential so scheme would be contrary to BE14 of the UDP.

(iv) Scheme would contravene the 15m separation distance from face of new building to existing buildings and 45° splay from centre of windows to avoid overdomination.

(v) Ground floor unit may be used as a pub or a bar, and Ruislip High Street and residents of Kings Lodge already suffer with two late night drinking establishments, which cause problems of noise, general disturbance and anti-social behaviour, particularly during the hours of 11:00PM and 02:00AM with revellers heading to tube/bus station and cab office.

(vi) I was not notified of this or the previous application, despite objecting and submitting petitions to a previous application on this site,

(vii) Inspector on previous scheme (64711/APP/2008/2050) was concerned about the amenity space provision and family accommodation. This scheme proposes balconies, but is it appropriate for families as 9m² falls well below the 25m² required by design guidance. This does refer to use of balconies for higher flats but this is meant to supplement a ground floor sunlit amenity space. The guidance also makes clear that no amenity space will only be acceptable in special circumstances and only with non-family housing.

(viii) Inspector noted that there was uncertainty as to whether the entitlement of occupiers to use the side access road would extend to a more intensive use.

(ix) Service road is located close to traffic lights at the corner of High Street and Pembroke Road and being narrow, vehicles tend to reverse out into the High Street, with waiting vehicles and pedestrians.

- (x) There is no disabled parking or parking provision for visitors or customers of Synergy Spa or parking/servicing of the flats.
(xi) Details of the storing and collecting of refuse needs to be considered before proposal is agreed.

Ruislip Residents Association: No response received.

Ruislip Chamber of Commerce:

The Chamber wishes to object to this application to carry out major building works on this site which will include the provision of 2 x 2 bedroom flats, 2 x 1 bedroom flats and 2 studio flats as well as alterations to the ground floor involving some demolition. We have looked at the plans on line and it appears to us that the corner shop, formerly occupied for many years by Ruislip Office Supplies, will no longer exist as a shop and this will mean the loss of an A1 (retail) unit in the High St. which the Chamber feels is completely unacceptable. We would like assurances from the Council that should these plans be passed they will not be allowed to include the loss of this A1 Retail outlet in the High Street.

AMENDED PLANS:

120 surrounding properties have been consulted. To date, no responses have been received.

THAMES WATER:

Thames Water would advise that with regard to sewerage infrastructure, we would have no objection to the above planning application.

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. With regard to water supply, this comes within the area covered by the Veolia Water Company.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

ORIGINAL PLANS:

PROPOSAL: The erection of a two and a half storey building comprising 2 x two bed flats and 2 x one bed unit and 2 x studio flats plus an extension to the Synergy Spa and ground floor business unit, involving some demolition.

COMMENTS: The site is located at a prominent junction within the Ruislip Village Conservation Area and the works will require the demolition of the two storey wing and single storey garage to the rear of the existing building which fronts the High Street. This building is one of a pair of similar and quite distinctive properties in the 'Queen Anne' style.

CONSIDERATION: There would be no objection in principle to the removal of the rear wing of the existing property and to the redevelopment of the remainder of the site provided the proposed scheme were appropriate in design/conservation terms as noted re the previous application. The design approach is acceptable in principle, but there are a number of design issues that still need to

be addressed:

* The proposed commercial frontage should be finished with a traditional shopfront. Whilst the side elevation of the existing frontage building includes some areas of undivided plate glass, these are less than attractive and are not considered suitable for the main elevation of the new building.

* The design of the street level doors should reflect the style of the building ie be a traditional panelled door and the glazing details of dormer windows should follow those of the original frontage building and include subdivision.

* To the rear, the quality of the detailing of the frontage should also follow through to the back of the building e.g. rubbed/segmental brick arches, rather than the more basic modern soldier course detail. The windows and dormers should also be of the same pattern/design as the frontage.

* The new building would step forward of Pembroke House on Pembroke Road. The type and scale of planting in the raised bed to the flank of the building will be important as it will need to soften the visual impact of the buildings forward position in the street scene. A more preferable approach would be to step the footprint of the new building towards the east to link with the building line on Pembroke Road.

* It is noted that amenity space/parking has not been provided as part of this scheme.

* A similar scheme is currently proposed for the adjoining site at nos 153 -155, which may need to be considered when determining this application.

* Subject to the above and if minded to agree, conditions should be attached to any approval re samples of all materials to be provided for approval, plus detailed drawings of architectural features such as the timber dentil cornice, shopfronts, brick arches over the windows, windows and dormers, the chimney stacks and projecting brickwork corbels, this level of detail will be important to the success of the scheme. We should also ensure the rear of the frontage building is fully completed as agreed.

CONCLUSION: Improved, but design revisions required.

AMENDED PLANS:

The amended plans are acceptable.

TREE OFFICER:

BACKGROUND: The site is located on a prominent corner within the Ruislip Village Conservation Area. It occupies the land behind the High Street address and fronts onto Pembroke Road at the interface between the town centre and a residential area. The plot is currently vacant. There are no trees or other significant landscape features on the site which constitute a constraint on development.

PROPOSAL: The proposal is an amended scheme to develop the site to include flats, a ground-floor business unit and an extension of the synergy Spa. Macleod drawing No. 10/3208/8 indicates a small planted area between the entrances to unit 1 and the proposed treatment room, with a larger plot of soft landscape in the south-east corner of unit 1.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

* In this case no landscape features will be lost and at issue is the potential to provide landscape enhancement at the junction between the hard landscape associated with the town centre and the soft landscape fronting the properties further along Pembroke Road.

* The proposed planting near the entrances to the building on the Pembroke Road frontage may contribute to the landscape quality provided that it is suitably planted and maintained. Similarly the larger plot of landscaping will be capable of providing a visual oasis, again subject to detailing and

ongoing management. From the information available it is not clear how this plot will be accessed, for the purpose of maintenance.

* A management/maintenance plan is required to ensure that the landscape is maintained in accordance with the landscape proposals.

RECOMMENDATIONS: No objection, subject to the above observations and conditions TL5, TL6 and TL7.

HIGHWAY OFFICER:

There have been two previous planning applications refs. 64711/APP/2008/2050 and 64711/APP/2010/683 proposing similar commercial uses but more residential units than this application.

No car parking was proposed on the previous applications and there are none proposed in this application. The Council has not previously raised any objection on this aspect of the proposals. The Planning Inspector for the appealed application ref. 64711/APP/2008/2050 considered that the site is located in a sustainable location from the public transport point of view and there are existing opportunities for off-street parking, therefore the development proposed accords with the Government guidance on sustainable development and that on-site parking is not essential. The proposals are therefore not considered to merit refusal on parking grounds.

The Council raised objection on the location of the refuse/recycle storage on the previous applications. The drawings show the refuse/recycle storage being relocated further west than the first application (approximately 20.5m from the carriageway). The Council's standard requirement is a maximum of 10m trundle distance for bins. Although the trundle distance for the proposed bins would exceed the standard requirements and refuse collection vehicles would need to stop near a traffic signal controlled junction, given that the existing/previous refuse/recycle storage and collection is further away from the highway than the one proposed and the refuse collection vehicles previously/currently wait near the traffic signal controlled junction, the proposals are not considered to worsen the existing situation, therefore do not merit refusal on this ground.

Cycle storage is proposed for a total of 6 no. cycles, which is not considered to be adequate. A suitable condition should be applied to provide covered and secured cycle storage for 14 no. cycles (4 no. for A2, 6 no. for C3, and 4 no. for the Heath SPA).

There is no objection on the highways aspect of the proposals subject to cycle parking being covered through a planning condition.

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.

Whilst the internal layout of the proposed flats at first and second floor would allow a wheelchair user to use the accommodation, there appears to be no means of wheelchair access from the ground to the first and second floors. To remain in keeping with the Council's Supplementary Planning Document 'Accessible Hillingdon' (adopted January 2010), a design amendment which incorporates a lift should be sought.

Conclusion:

On the basis that the above could be incorporated, no other concerns are raised from an access

point of view.

Officer Comments: The development is for less than 10 units, hence there is not a wheelchair accessible unit. The Council would find it difficult to justify requiring a lift on this site given the scale of the development as revised. Such a position is unlikely to be supported at appeal.

ENVIRONMENTAL PROTECTION OFFICER:

The site is on a busy junction so some protection from noise will be required for the residential portion of the development. The neighbouring property has an extensive area of outbuildings to the rear so please check they are not permitted for any use which is likely to be noisy, if no such uses are permitted then the following conditions should be sufficient.

1. Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet acceptable noise design criteria both indoors and outdoors. 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 ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) and (other) noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan

2. Please attach a condition controlling the hours of operation.

3. Please attach a condition controlling Loading/unloading/deliveries.

4. The extraction /ventilation or air conditioning plant or equipment hereby approved shall not 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 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 surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

5. The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

6. No floodlighting 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 neighbouring properties in relation to light pollution accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Informative: Control of environmental nuisance from construction work.

EDUCATION SERVICES:

A S106 contribution of £2,176 is required (Nursery - £0, Primary - £301, Secondary - £1,119 and Post-16 - £756).

WASTE SERVICES:

Flats:

a) I would estimate the waste arising from the development to be as shown below:

Studio/ one-bedroom flats: 4 x 100 litres = 400 litres

Two-bedroom flats: 2 x 170 litres = 340 litres

Total: 740 litres.

The above waste would therefore be accommodated in a total of one bulk bin. The three 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.

Commercial Premises:

The occupier of the commercial premises would need to make an arrangement for a commercial waste collection either with the Council, or a private waste company (that is a licensed waste carrier). The waste should be presented in a separate waste container from the waste produced by the flats.

Containment of Waste:

a) The bin enclosures must be built to ensure there is at least 150mm 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.

b) 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.

c) The material used for the floor should be 100mm 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.

d) 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 150mm 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.

e) 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.

f) 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). The access road would therefore have to be

able to take the load of a 26 tonne refuse collection vehicle.

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.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the secondary shopping frontage of Ruislip Town Centre as designated in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007). Accordingly, the main policy consideration concerns the appropriateness of the loss of retail floorspace and the loss and replacement of residential accommodation.

Policy S12 of the saved UDP sets out the circumstances under which certain uses are considered appropriate within secondary shopping areas.

As part of the officer's consideration of the previous application (64711/APP/2008/2050), it was noted that the proposed spa would provide a number of facilities including, but not limited to, beauty therapy, hair dressing, tanning, nails, osteopathy, sports injuries therapy, chiropody and a photograph studio. In combination, the mix of uses gave a sui generis use to the premises but it was noted that a number of the uses would represent an A1 retail use if carried out separately.

The report went on to advise that the proposal would result in the loss of approximately 88m² of existing floorspace within the secondary frontage. However, given that a number of the use elements within the spa are commensurate with A1 use and the increased overall provision of facilities for consumers visiting Ruislip and the level of A1 use that would remain, the proposal was considered to comply with Policy S12 of the adopted UDP (Saved Policies). There has been no change in circumstance to suggest that such an assessment is no longer appropriate.

Although the proposal would result in the loss of 4 one-bedroom flats, 2 studios, 2 one-bedroom and 2 two-bedroom flats would be provided on site which would replace and increase the number of residential units provided on site, whilst improving the standard of residential accommodation. As such, no objections are raised to the proposal in terms of Policies H2 and H3 of the saved UDP. Again, no objections were raised to this element of the proposal and the principle of the development on the previous applications.

7.02 Density of the proposed development

Policy 3A.3 of the London Plan (February 2008) seeks to maximise the potential of sites, having regard to local character and its accessibility by public transport, in line with Table 3A.2 which advises of an appropriate residential density range.

The site is considered to have an urban setting given its town centre location and has a

PTAL score of 4. The average unit size of the units at 2.3 habitable rooms per unit is below the range cited in Table 3A.2. The smallest average unit size range cited in the Table is 2.7 - 3.0 and for this unit size, guidance suggests an appropriate range of 70 - 260 u/ha and 200 - 700 hr/ha. The scheme would achieve a residential density of 147 u/ha and 342 hr/ha, well within the Mayor's guidance. However, this proposal is for a mixed scheme where the normal density guidelines are not directly applicable. The London Plan Interim Housing Supplementary Planning Guidance, April 2010 at Para. 3.35 advises that in mixed use developments where more than 35% of the total floor space is for uses other than residential such as this scheme, density is more appropriately assessed in line with guidance on commercial developments. Paragraph 4.105 of the London Plan states that commercial developments should fulfil Policy 3A.3 by maximising plot ratios, and average site densities of at least 3:1 should be achieved wherever there is good public transport accessibility and capacity. This scheme would achieve a plot ratio of 2.5:1. However, Paragraph 4.105 goes on to state that the ability of plot ratios to be maximised will depend on the local context, including built form and character, and given that this site forms part of the Ruislip Village Conservation Area and has been designed to mimic the existing built form on site, it is considered that a higher density and a reason for refusal would not be appropriate.

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

The proposal would involve the demolition of a part two storey, part single storey rear wing and single storey extensions to the existing building on site. As with the previous applications, it is considered that the single storey extensions have no architectural merit and the Council's Urban Design/Conservation Officer advises that there would be no objection to the loss of the rear wing.

The Inspector, in assessing the initial scheme (64711/APP/2008/2050) for a part four storey, part five storey flat roofed block, mimicking the scale and design of the adjoining Pembroke House, considered that whilst the adjoining Pembroke House was prominent in local views, it did not provide a compelling precedent to justify allowing buildings of a similar height and scale. He considered that the proposed building by reason of its size, siting and monolithic appearance would dominate its situation and relate unsatisfactorily to Nos. 157 to 161 High Street, the building to which it would be attached and with which it would be most closely associated in most public views. He concluded that the building would fail to preserve or enhance the character and appearance of the Ruislip Village Conservation Area.

The last refused scheme (64711/APP/2010/683) represented a significant reduction in the bulk and scale of the initial proposal, so that it reflected the scale and proportion of Nos. 157 to 161. However, the new building would have been sited 1.1m from the re-instated main rear elevation of the existing building, as compared to a 2m gap retained by the previous proposal. It was considered that the proposal with this relationship would appear unduly cramped. Furthermore, the proposed design, whilst generally replicating the scale, height, proportion and design of the existing building on this and the adjoining site, did include flat roofed bays on the Pembroke Road frontage and a three storey flat roofed projecting wing at the rear. It was considered that these elements would appear as incongruous features, with the rear element appearing overlarge in the confined space. Furthermore, the proposed commercial frontage on Pembroke Road was not finished with a traditional shopfront, or follow the fenestration of the adjacent flat units with a more residential appearance. It was also considered that the bulk of the roof to the rear should be 'broken' to reduce its apparent scale, whilst also enabling the area of crown roof to be reduced and ideally, the quality of the detailing of the frontage should follow through to the back of the building with rubbed red brick arches.

This proposal would increase the gap between the flank of the proposed building and the re-instated rear elevation of the existing building by 1m to 2.1m. It is considered that the enlarged gap would assist in defining the space between the buildings so that they would now read as two separate buildings, albeit linked at ground floor level. Furthermore, the flat roofed bays at the front and rear have been omitted, the mansard roof proposed would better match the mansard roof of the adjoining buildings, with no crown roof element being proposed. Following detailed comments made by the Council's Urban Design/Conservation Officer, further revisions have been made to the detailed design of the scheme, including the incorporation of more traditional 'shopfronts', avoiding the use of undivided plate glass, panelled doors, dormer window detail to match the rest of building and detailing at the front, notably brick arches above the windows to be carried through to the rear. Following the receipt of revised plans, the Urban Design/Conservation Officer raises no further objection to the proposal.

The proposal is now considered to enhance the character and appearance of Ruislip Conservation Area, in compliance with Policies BE4, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and overcomes the previous reasons for refusal.

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 town centre site.

7.06 Environmental Impact

Not applicable to this scheme.

7.07 Impact on the character & appearance of the area

This is dealt with in Section 7.03 above.

7.08 Impact on neighbours

The nearest residential properties to the application site are the first floor flat above No. 155 High Street and at Kings Lodge, a converted office block, on the opposite side of Pembroke Road.

In terms of No.155, the only existing side facing windows sited towards the rear of the property do not serve habitable rooms. There is a side lounge window, but this is secondary and sited towards the front of the property where it would not be overlooked. Given that this property does not have an external amenity area and the windows at the rear are to non-habitable rooms, the proposal would not result in a significant reduction to the residential amenities of this property, by reason of dominance, loss of light and/or loss of privacy.

As regards Kings Lodge, this property is at least 21m away from the application site, on the opposite side of a busy road. It is not considered that the proposed development would have an adverse impact upon these neighbouring occupiers.

There are side windows on the third floor of the adjoining block, Pembroke House on Pembroke Road but this building is in commercial use.

The proposal is considered to have an acceptable impact upon the amenities of adjoining properties, in accordance with Policies BE20, BE21 and BE24 of the adopted UDP (Saved Policies).

7.09 Living conditions for future occupiers

Private amenity space:

The initial scheme proposed 12 two-bedroom flats and 1 three-bedroom flat served by a 84m² communal roof terrace, substantially below the required 330m² area required by guidance. The Inspector considered that some, if not all, the accommodation would be occupied by a family of more than two people. The Inspector noted that the extent to which the site would be developed would leave little opportunity for outdoor amenity space and none of the two-bedroom units would have balconies or dedicated private open space. Given the exposure and relative inaccessibility of the roof terrace, this was unlikely to satisfy the needs of the residents. The Inspector also noted that there was public open space within walking distance but this would not compensate for the relatively inaccessible roof terrace.

By contrast, this scheme is for 2 studio, 2 one-bedroom and 2 two-bedroom flats, requiring a total of 130m² of shared space. However, the Council's HDAS: 'Residential Layouts' does advise at paragraph 4.19 that exceptions can be made in special circumstances, 'such as the provision of small non-family housing, predominantly made up of 1 bedroom units in town centres'. Guidance goes on to advise that even in these cases, care should be taken to provide some usable and reasonable outdoor amenity space, perhaps in the form of balconies. This scheme is considered to satisfy this exception criteria and it does provide all but one studio flat with balcony space. On the latest refused application (64711/APP/2010/683), it was noted that a similar scheme with 6 one-bedroom and 2 two-bedroom units did potentially fulfil this exception criteria, but in that case, with the balcony areas having a typical floor area of 2m², they were considered too small to provide usable amenity space. In this case, following the receipt of amended plans, the 2 two-bedroom units would each have 1.5m deep balconies providing 11.25m² of external amenity space, the 2 one-bedroom units would have a recessed roof terrace, providing 5.4m² of amenity space, the first floor studio flat would have a 1.2m deep, 6.1m² balcony area, to only leave the second floor studio without any amenity space. It is considered that with appropriate privacy screens, controlled by condition, the amenity space proposed would be adequate for the type of unit that it would serve, with the larger units having the larger, more usable space. The only unit without external space would be a non-family studio unit. As such, it is considered that the proposal would comply with the exception criteria in the SPD, in accordance with Policy BE23 of the saved UDP and now overcomes reason 3 of the previous application (64711/APP/2010/683) and the previous Inspector's concerns when it was suggested that balconies were the preferable means of providing larger two-bedroom units with amenity space.

Amenities created for future occupiers

The proposed two-bedroom flats, excluding the balcony areas, would have floor areas of approximately 65m², the one-bedroom flats 56m² (again excluding the recessed roof terraces) and the studios would have 35m² of internal floor space. The units would therefore have adequate floor areas to satisfy the Council's minimum internal floor areas of 63m², 50m² and 33m² for two, one-bedroom and studio flats respectively. All the flats would be self-contained and have their main outlook to the front, with all habitable rooms having an adequate outlook and natural lighting. Furthermore, unlike the previous scheme (64711/APP/2010/683), no residential accommodation is proposed on the ground floor, so that reasons 2 and 4 which related to a lack of privacy, being 1m from the adjoining public footpath and possible restricted daylight to the ground floor residential unit(s) no longer arises.

The proposed building would be sited 2.1m from the rear of the existing building. However, the new rear elevation to the existing building on the first floor would only contain a shower room window to the right hand side of the building, with two roof dormer windows serving an office and treatment room. Given the nature and commercial use of the building, it is considered that there would be no requirement for a sense of outlook from these rooms and natural lighting to the dormer windows within the roof would be satisfactory.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application site is within a town centre location with a full range of shops and services and within 100m of the Ruislip Bus and Underground Station. The proposal is for a car free development and the adjoining Kings Lodge, with 94 residential flats is also car free.

No objections were previously raised to the principle of a car free development on this site by the Local Planning Authority or by the Planning Inspectorate. The Planning Inspector for the appealed application (ref. 64711/APP/2008/2050) considered that the site is located in a sustainable location from a public transport point of view and there are existing opportunities for off-street parking, and therefore the development proposed accorded with Government guidance on sustainable development and that on-site parking was not essential. The Council's Highway Engineer raises no objections now to this scheme which proposes fewer residential units.

The Council did raise objection to the location of the refuse/recycle storage on the previous applications. The current drawings show the refuse/recycle storage being relocated further west, closer to the road than the first application, but still approximately 20.5m from the carriageway, in a similar position to the last application (ref. 64711/APP/2010/683). The Council's standard requirement is for a maximum 10m trundle distance for bins. Although the trundle distance for the proposed bins would exceed the standard requirements and refuse collection vehicles would need to stop near a traffic signal controlled junction, given that the existing arrangements for the storage of refuse is further away from the highway being sited towards the rear of existing buildings than the one proposed, and the refuse collection vehicles currently wait near the traffic signal controlled junction, the Highway Engineer advises that the current proposal is not considered to worsen the existing situation, and therefore a refusal of permission on this ground would not be merited.

Cycle storage is proposed for a total of 6 no. cycles, which the Council's Highway Engineer does not consider to be adequate. A condition has been attached seeking revised details of covered and secured cycle storage for 14 no. cycles (4 no. for A2, 6 no. for C3, and 4 no. for the Heath SPA).

There is no objection to the highways aspect of the proposals subject to cycle parking being covered through a planning condition. As such, the scheme complies with policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and is considered to have overcome the previous reasons for refusal and the Inspector's concerns.

7.11 Urban design, access and security

A condition has been added to ensure that the development satisfies secured by design standards.

7.12 Disabled access

The comments of the Access Officer are noted. In terms of the requirement for a lift, London Plan policy 3A.5 only requires 10% of new housing to be fully wheelchair accessible and this scheme is for 8 units so that the threshold would not be met. Similarly, there would be no requirement for a disabled person parking space.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, Landscaping and Ecology

A small area of landscaping has been provided between the proposed building and the adjoining Pembroke House. The size and siting of this space would enable its ease of maintenance and its provision would enhance the Ruislip Village Conservation Area and would reflect the traditional front garden areas of the housing further along Pembroke Road. As such, the scheme complies with policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

The Council's Waste Services advise that the storage provision made on site is adequate and capacity would be available to provide recycling facilities. As such, the scheme complies with Policy 4A.22 of the London Plan (February 2008).

7.16 Renewable energy / Sustainability

The Greater London Authority (GLA), through the London Plan (February 2008) 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 suite of policies relating to climate change at Chapter 4A.

In the supporting text to Policy 4A.1 which outlines the role of developments in contributing to mitigation of and adaptation to climate change it states Policies 4A.2-4A.16 include targets that developments should meet in terms of the assessment of and contribution to tackling climate change. Policy 4A.7 of the London Plan advises that boroughs should ensure that developments will achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

The Design and Access Statement does briefly consider renewable energy, stating that 20% renewables will be provided. The Council's Sustainability Officer advises that this requirement can be conditioned.

7.17 Flooding or Drainage Issues

Policy OE8 seeks to ensure that new development incorporates appropriate measures to mitigate against any potential increase in the risk of flooding. The site is not within a flood zone. A sustainable urban drainage condition is attached.

7.18 Noise or Air Quality Issues

The Council's Environmental Health Officer raises no objections to the scheme, subject to appropriate conditions to safeguard the residential units against noise. These are attached

7.19 Comments on Public Consultations

Points (i) to (iv), (vii) and (ix) to (xi) raised by individual consultees and the comments made by the Ruislip Chamber of Commerce have been considered in the main report. As regards point (v), the use of the premises as a pub or bar does not form part of this proposal. In terms of Point (vi), the petitioner on the original application was not initially consulted on this application for which the LPA has apologised, but the petitioner has been consulted on the latest amended plans. As regards point (viii), the scheme considered by the Inspector was for 13 flats with a much greater intensity of use of the side service road as compared to this scheme, with the 6 flats not significantly increasing the use associated with that of the 4 previous flats accommodated on site.

7.20 Planning Obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning

Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

Given the nature and scale of this proposal, the development only gives rise to the requirement for a £2,176 is required (Nursery - £0, Primary - £301, Secondary - £1,119 and Post-16 - £756).

This can be secured by means of a condition to which the applicant has agreed.

7.21 Expediency of enforcement action

The approval of this application would regularise the existing uses on site. No other enforcement issues are raised by this application.

7.22 Other Issues

The only other relevant planning consideration raised by this application is the likely impact of the proposal upon the development potential of the adjoining site(s), Nos. 153 and 155/155b High Street. The proposal building would have a similar siting and height to the rear wing it would replace, although the building would extend along much of the depth of the application site. Although the majority of the habitable room windows of the residential units face onto Pembroke Road, there are two first floor bedroom windows that face Nos. 153 and 155/155b High Street, separated by the width of the service road. There are no extant permissions for any comprehensive re-development of this site and unlike the application site, the area at the rear of the adjoining site has no road frontage, abutting the rear yard areas/service road/car parking areas of adjoining plots. It therefore has only limited re-development potential, certainly for in-depth residential use and its comprehensive re-development for residential use is not something the Council would wish to encourage. As such, it is considered that the scheme would not be contrary to Policy BE14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

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 considered to be acceptable within the Ruislip Village Conservation Area and will enhance its character and appearance. No objections were previously raised to the loss of retail on the ground floor of the existing building, given the nature of the beauty salon use which comprises a retail element and the scheme would increase the number of flats previously accommodated on site. Furthermore, the accommodation proposed is considered to provide suitable residential accommodation. The amenities of surrounding residential occupiers would not be adversely affected by the proposal. Also, no objections are raised to a car free development within this town centre location, close to the Ruislip Underground and Bus Station.

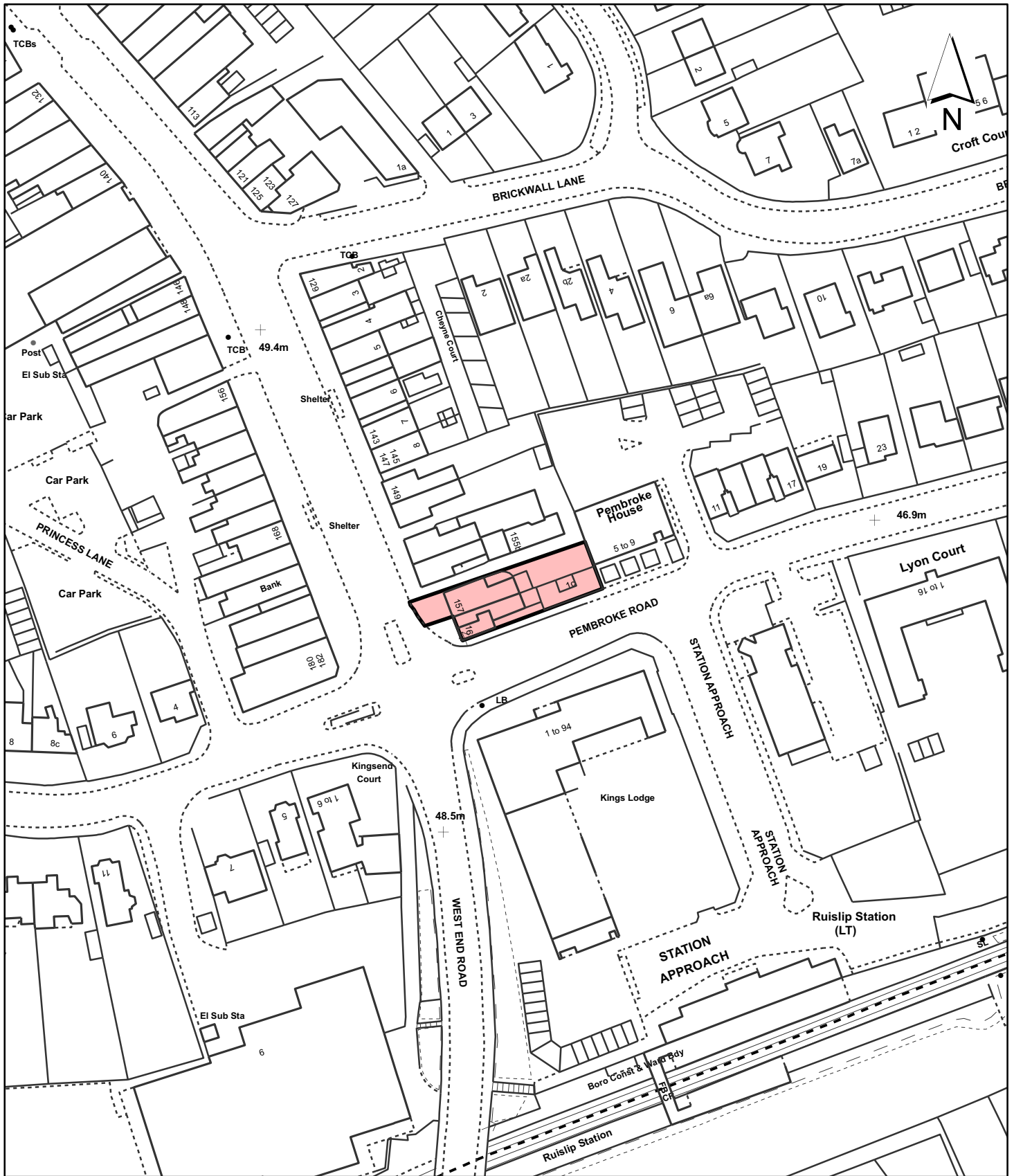
The revised scheme is considered to have overcome the reasons for refusal of the previous two schemes and the concerns raised by the previous Inspector and is recommended for approval.

11. Reference Documents


Planning Policy Statements and Guidance
London Plan (February 2008)
London Plan Interim Housing Supplementary Planning Guidance, April 2010
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
HDAS: Residential Layouts & Accessible Hillingdon
Planning Obligations Supplementary Planning Document, July 2008
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

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London Borough of Hillingdon
100019283 2011

Site Address	
157 - 161 High Street Ruislip	
Planning Application Ref:	Scale
64711/APP/2011/214	1:1,250
Planning Committee	Date
North Page 128	May 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 157-161 AND LAND FRONTING HIGH STREET RUISLIP

Development: Part demolition of existing building (Application for Conservation Area consent).

LBH Ref Nos: 64711/APP/2011/215

Drawing Nos: Location Plan to Scale 1:1250
10/3208/05 Rev. B
10/3208//08
10/3208/13
10/3208/9 Rev. A
10/3208/11 Rev. B
10/3208/12 Rev. A
10/3208/10 Rev. A

Date Plans Received:	31/01/2011	Date(s) of Amendment(s):	31/01/2011
Date Application Valid:	09/02/2011		03/02/2011
			17/03/2011
			11/04/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a prominent corner plot located at the southern end of Ruislip High Street, at its junction with Pembroke Road, West End Road and Kingsend within Ruislip Town Centre. It forms a 0.04 ha site with frontages of 12.2m and 35.3m onto Ruislip High Street and Pembroke Road respectively and comprises a detached two storey building with a rear wing and extensions, incorporating accommodation in its mansard roof, the whole of which is occupied by a beauty salon, known as The Synergy Spa. There is an overgrown area at the rear, part of which appears to be used for informal parking, accessed by a narrow service road between this and the adjoining parade buildings, Nos. 153/155 High Street to the north.

The surrounding area, particularly High Street to the north and west is a traditional mix of town centre uses, predominantly retail use on the ground floor with residential and office use above. A 4 storey office block adjoins the site to the east, beyond which the road becomes more suburban with a mix of residential properties whereas to the south, on the opposite side of Pembroke Road is the 6 to 8 storey former Times House office building, now converted to residential flats.

The application site lies within the Ruislip Village Conservation Area on its south eastern

edge and also lies within the secondary shopping area of the Ruislip Town Centre as designated within the Unitary Development Plan, Saved Policies (September 2007). It also lies some 30m to the south of the Midcroft Area of Special Local Character and 100m to the north of Ruislip Underground Station.

1.2 Proposed Scheme

The proposal seeks Conservation area consent for the demolition of the two storey wing and garage at the rear of Nos. 157 - 161 High Street, Ruislip.

1.3 Relevant Planning History

Comment on Planning History

Conservation area consent for the demolition of the two storey wing and garage at the rear of Nos. 157 - 161 High Street, Ruislip (64711/APP/2011/684) was refused on the 24/06/11 for the following reason:

1. Planning application reference 64711/APP/2010/683 to erect a two storey building and convert the existing building on site, involving its part demolition has been refused. As such, there are no acceptable and detailed plans for any redevelopment. As such, the Local Planning Authority does not have full information about what is proposed for the site after demolition. In the absence of this information the proposed works are considered to be detrimental to the character and appearance of the Ruislip Village Conservation Area. The proposal is therefore contrary to Policy BE4 of the adopted Hillingdon Unitary Development Plan, Saved Policies (September 2007).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 23rd March 2011

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

119 surrounding properties have been consulted and press and site notices have been posted. 3 responses were received objecting to the development of the site and these objections are set out in detail in the report, also on this agenda (64711/APP/2011/214), relating to the planning application. However, it should be noted that no objections were received relating to the demolition of parts of the building.

INTERNAL:

URBAN DESIGN/CONSERVATION OFFICER:

ORIGINAL PLANS:

PROPOSAL: The erection of a two and a half storey building comprising 2 x two bed flats and 2 x one bed unit and 2 x studio flats plus an extension to the Synergy Spa and ground floor business unit, involving some demolition.

COMMENTS: The site is located at a prominent junction within the Ruislip Village

Conservation Area and the works will require the demolition of the two storey wing and single storey garage to the rear of the existing building which fronts the High Street. This building is one of a pair of similar and quite distinctive properties in the 'Queen Anne' style.

CONSIDERATION: There would be no objection in principle to the removal of the rear wing of the existing property and to the redevelopment of the remainder of the site provided the proposed scheme were appropriate in design/conservation terms as noted re the previous application. The design approach is acceptable in principle, but there are a number of design issues that still need to be addressed:

- * The proposed commercial frontage should be finished with a traditional shopfront. Whilst the side elevation of the existing frontage building includes some areas of undivided plate glass, these are less than attractive and are not considered suitable for the main elevation of the new building.

- * The design of the street level doors should reflect the style of the building ie be a traditional panelled door and the glazing details of dormer windows should follow those of the original frontage building and include subdivision.

- * To the rear, the quality of the detailing of the frontage should also follow through to the back of the building e.g. rubbed/segmental brick arches, rather than the more basic modern solid course detail. The windows and dormers should also be of the same pattern/design as the frontage.

- * The new building would step forward of Pembroke House on Pembroke Road. The type and scale of planting in the raised bed to the flank of the building will be important as it will need to soften the visual impact of the buildings forward position in the street scene. A more preferable approach would be to step the footprint of the new building towards the east to link with the building line on Pembroke Road.

- * It is noted that amenity space/parking has not been provided as part of this scheme.

- * A similar scheme is currently proposed for the adjoining site at nos 153 -155, which may need to be considered when determining this application.

- * Subject to the above and if minded to agree, conditions should be attached to any approval re samples of all materials to be provided for approval, plus detailed drawings of architectural features such as the timber dentil cornice, shopfronts, brick arches over the windows, windows and dormers, the chimney stacks and projecting brickwork corbels, this level of detail will be important to the success of the scheme. We should also ensure the rear of the frontage building is fully completed as agreed.

CONCLUSION: Improved, but design revisions required.

AMENDED PLANS:

Scheme is acceptable.

4. 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.

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

5. MAIN PLANNING ISSUES

The main issue to be considered in the determination of this application is the acceptability of demolition of part of the building and its impact upon the character and appearance of the Ruislip Village Conservation Area.

The attached two storey wing and garage is of no intrinsic architectural or historical merit. Furthermore, it does not specifically contribute to the character and appearance of the Ruislip Village Conservation Area. The Council's Conservation Officer raises no objection to the demolition of this structure. The proposed demolition, in itself, is therefore not considered to be detrimental to the character and appearance of the Ruislip Village Conservation Area. Furthermore, as the associated planning application 64711/APP/2011/214 also being reported to this committee is considered to be acceptable, the demolition of part of the building would not leave a partially vacant and unsightly plot. The application for conservation area consent is therefore recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

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

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

REASON

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

INFORMATIVES

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

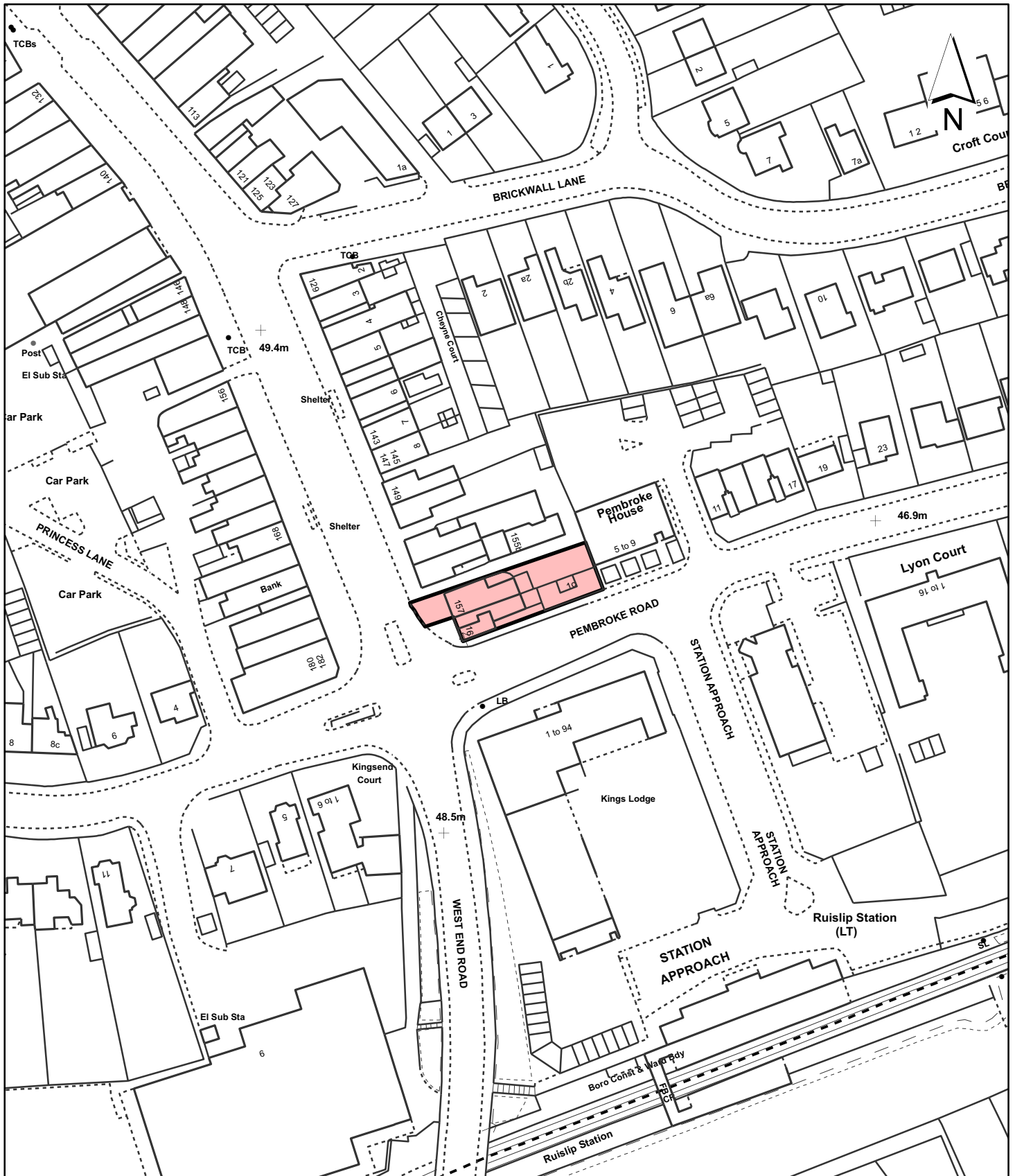
2 The decision to GRANT conservation area consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the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

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

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London Borough of Hillingdon
100019283 2011

Site Address

**157 - 161 High Street
Ruislip**

Planning Application Ref:

64711/APP/2011/215

Planning Committee

North Page 134

Scale

1:1,250

Date

May 2011

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

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



HILLINGDON
LONDON

Plans for North Planning Committee

19th May 2011



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Report of the Head of Planning & Enforcement Services

Address SOUTH RUISLIP LIBRARY, PLOT B VICTORIA ROAD RUISLIP

Development: Erection of a part three and a half, part four storey block and a three storey block comprising a total of 19 one-bedroom and 12 two-bedroom flats, together with associated parking and amenity space

LBH Ref Nos: 67080/APP/2010/1420

Date Plans Received:	16/06/2010	Date(s) of Amendment(s):	16/06/2010
Date Application Valid:	16/06/2010		04/10/2010
			11/10/2010
			13/04/2011

NOTES

The Contractor must verify all dimensions of the site before submitting any commencing work, or making any other change. Any discrepancies must be reported to the Contract Admin before proceeding.
DO NOT SCALE FROM THIS DRAWING

Schedule of Accommodation & Amenity

PLOT 'B'

- Site area 2,350m²
- Residential - Block 1 15No flats
- Residential - Block 2 16No flats

Residential Mix: Block 1

- 1-B 2P flats @ 51m² 11No
- 2-B 4P flats @ 75m² 3No
- 2-B 4P flats (WHD) @ 75m² 1No

Total

15No

Residential Mix: Block 2

- 1-B 2P flats @ 51m² 2No
- 2-B 3P flats @ 66m² 2No
- 2-B 4P flats (WHD) @ 75m² 2No

Total

16No

Blocks 1 & 2 Total Flats

31No

Amenity spaces:

Minimum required 680m²

Actual useable space provided 682m²

Breakdown:

Private gardens: 90m²

Shared amenity: 435m²

Balconies: 112m²

Roof terrace: 59m²

Total

686m²

Parking spaces (Residential)

36No


Disabled (inclusive)

4No

Secure Cycle Stands

31No

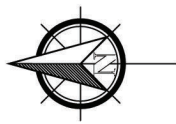
Rev	Revision notes	Initials	Date
F	Block 1 redesigned	SA	04/11
E	Block a footprint adjusted	BA	03/11
D	Car park access points adjusted	BA	01/11
C	Site boundaries re-adjusted to end position	BA	11/10
B	Site boundaries extended into playing field Car parking re-adjusted to 36 No Footprint revised foot print re-adjusted	BA	09/10
A	6No car parking spaces added Bin store relocated Children play area omitted Cycle shelter relocated Residents entrance moved External landscape amended Footprint of block 1&2 adjusted Change in mix of dwellings	BA	07/10



HILLINGDON
LONDON

MAJOR CONSULTING PROJECTS
4N/12, CIVIC CENTRE, LUXURY OFFICE BUILDINGS, URBAN
Tel: 01895 250111
Fax: 01895 277224

PROJECT		SOUTH RUISLIP LIBRARY	
DESCRIPTION			
PROPOSED SITE & GROUND FLOOR LAYOUT			
SCALE	DRAWN BY	DATE	REV.
1:500 @ A3	1 SP	03/02/10	
DRAWING NO:			F
2009/D42A/P/07			



MIXED USE DEVELOPMENT :
(PUBLIC LIBRARY, ADULT LEARNING
FACILITIES & RESIDENTIAL)
APPROVED UNDER PLANNING
REFERENCE: - 6708/APP/2010/1419

Playing Fields

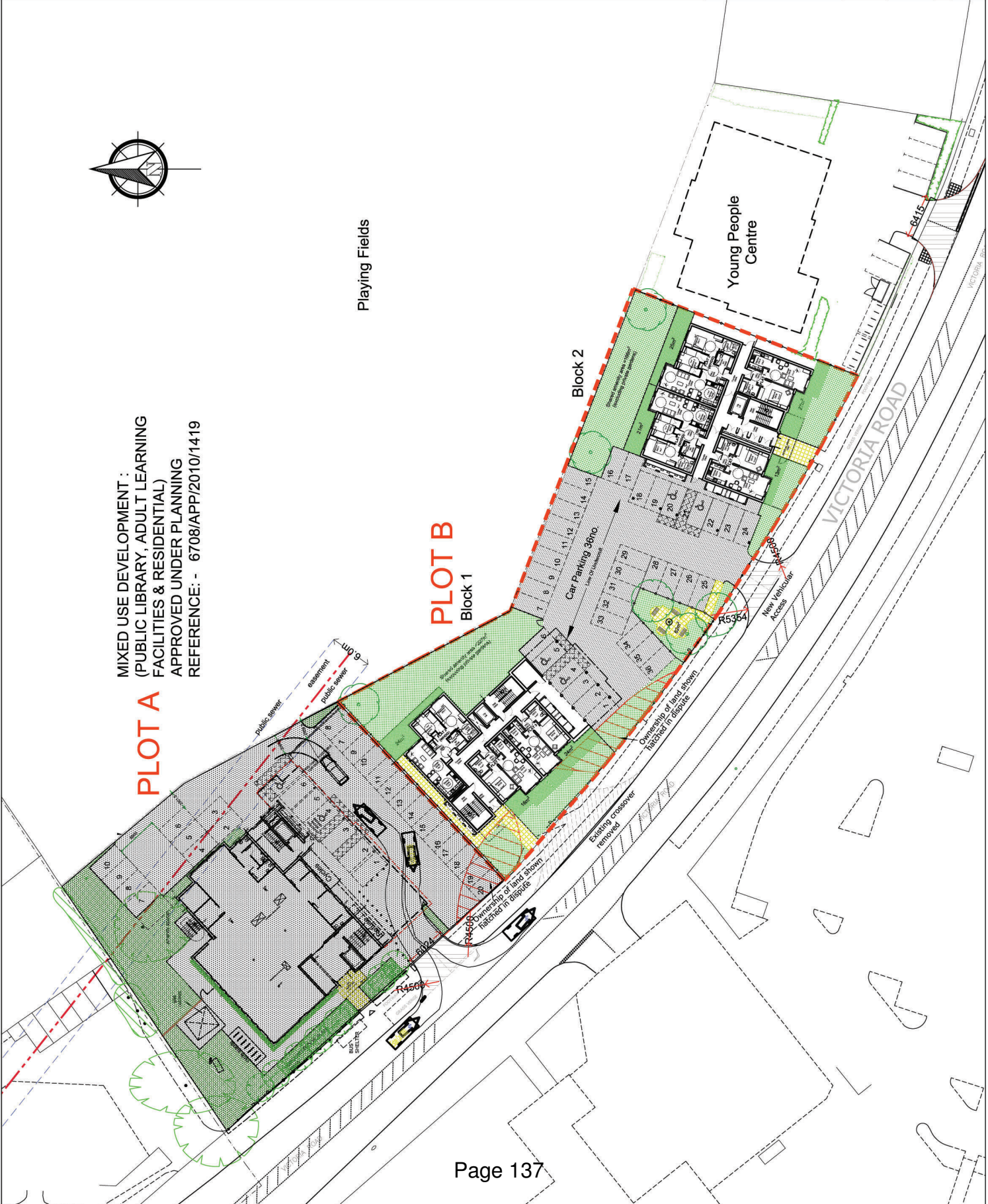
Young People Centre

VICTORIA ROAD

PLOT A

PLOT B
Block 1

Block 2



NOTES

The Contractor must verify all dimensions at the site before setting out. Any discrepancy between the drawings and the actual site conditions must be reported to the Contract Administrator immediately. **DO NOT SCALE FROM THIS DRAWING**

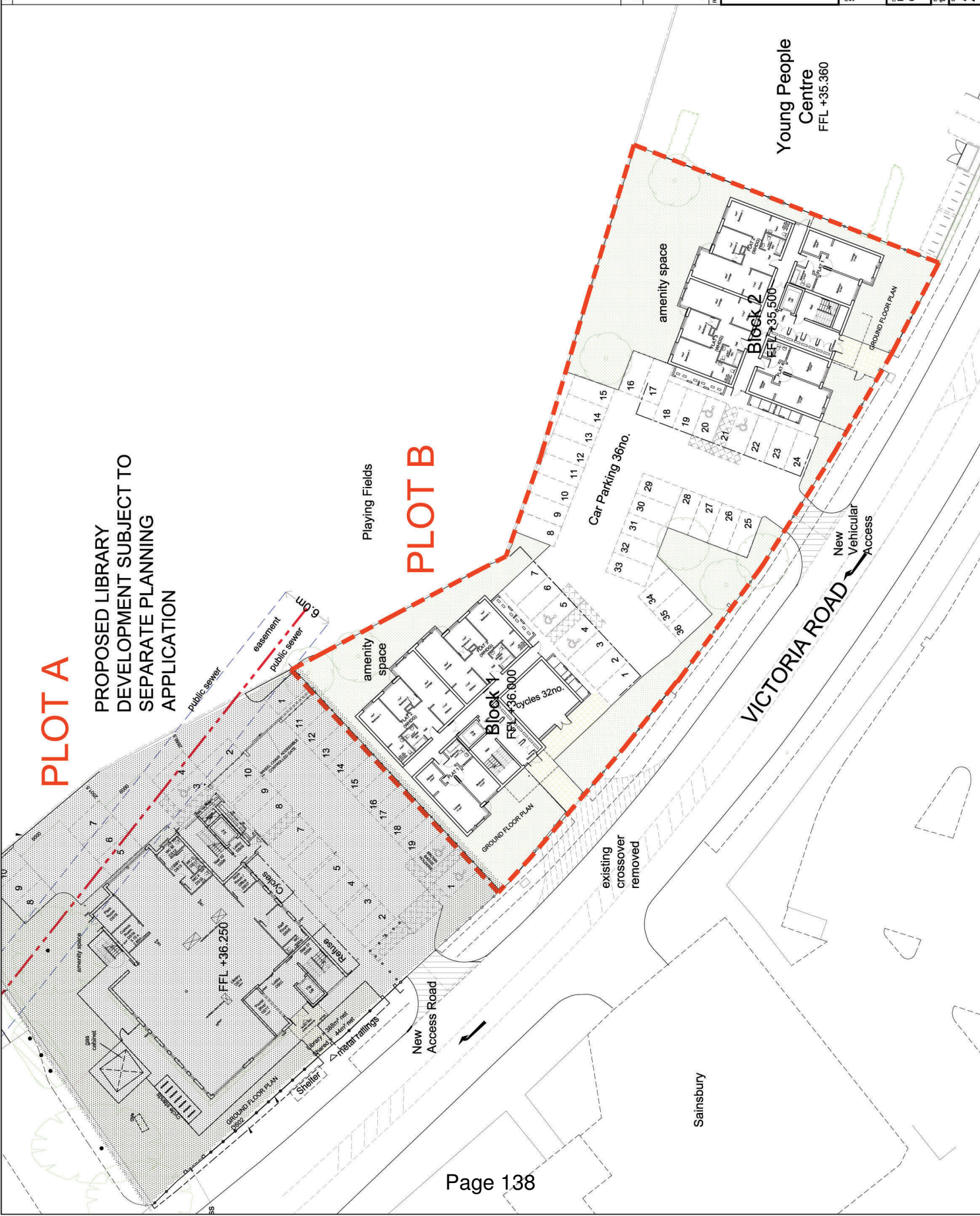
Rev	Revision notes	Issue	Date
A	1. SITE BOUNDARIES EXTENDED INTO PLAYING FIELD 2. 3rd FLOOR PLANS INCISED FOOT PRINT RE-ADJUSTED	BA	06/09/10
B	1. 180 CAR PARKING SPACES ADDED 2. BIN STORE RELOCATED 3. CYCLE SHELF RELOCATED 4. CYCLE SHELF RELOCATED 5. EXTERNAL LANDSCAPE AMENDED 6. EXTERNAL LANDSCAPE AMENDED 7. CAR PARK ACCESS RELOCATED 8. CHANGE IN MAX OF DWELLINGS 9. SITE LAYOUT PLANNED AMENDED	BA	06/09/10
		BA	27/07/10



HILLINGDON
LONDON

MAJOR CONSTRUCTION PROJECTS
4th/12, CIVIC CENTRE, URBIDGE, MIDDLESEX, URB LWB
Tel: 01892 250 111
Fax: 01892 277 224

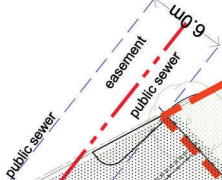
PROJECT: SOUTH RUSLIP HOUSING	
DRAWN BY: #2100@A1	
CHECKED BY: SA	DATE: MAY 2010
DRAWING NO: 2009/D42B/P07	



NOTES
 The Contractor must verify all dimensions at the site before setting out.
 All dimensions are given in metres unless otherwise stated.
 All dimensions are given to the Centre Line unless otherwise stated.
 DO NOT SCALE FROM THIS DRAWING

PLOT A

PROPOSED LIBRARY
 DEVELOPMENT SUBJECT TO
 SEPARATE PLANNING
 APPLICATION



PLOT B

Playing Fields



Car Parking 36no.



Young People
 Centre
 FFL +35.360

VICTORIA ROAD
 New Vehicular Access

existing
 crossover
 removed

New
 Access Road

Sainsbury

Rev	Revision notes	Issue	Date
1	FLOOR PLANS REVISED	BA	08/09/10
2	1. SITE BOUNDARIES EXTENDED INTO PLAYING FIELD	BA	08/09/10
3	2. FLOOR PLANS REVISED FOOT PRINT RE ADJUSTED	BA	08/09/10
4	3. 10% FALL DISABLED OVERLANDS AGED	BA	08/09/10
5	4. BUILDING FOOT PRINT ADJUSTED	BA	08/09/10
6	5. CAR PARK ACCESS RELOCATED REFER TO D4207	BA	08/09/10

HILLINGDON
 COUNCIL
 MAJOR CONSTRUCTION PROJECTS
 4th/12, CIVIC CENTRE, URBIDGE, MIDDLESEX, URB 13W
 Tel: 01892 250 111
 Fax: 01892 277 274

PROJECT:
 SOUTH RUISLIP HOUSING SITE
 PLOT B

PROPOSED SITE PLAN
 FIRST FLOOR

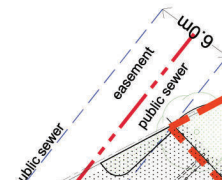
DATE	BY	CHECKED BY	DATE
2009/05/08	SA	SA	MAY 2010
DESIGNED BY	DRAWN BY	CHECKED BY	DATE
2009/05/08	SA	SA	MAY 2010
PROJECT NO.	REVISION		
2009/D42B/P/08	B		

NOTES

The Contractor must verify all dimensions at the site before setting out. Any discrepancy between the drawings and the actual site conditions must be reported to the Contract Administrator immediately. DO NOT SCALE FROM THIS DRAWING

PLOT A

PROPOSED LIBRARY DEVELOPMENT SUBJECT TO SEPARATE PLANNING APPLICATION

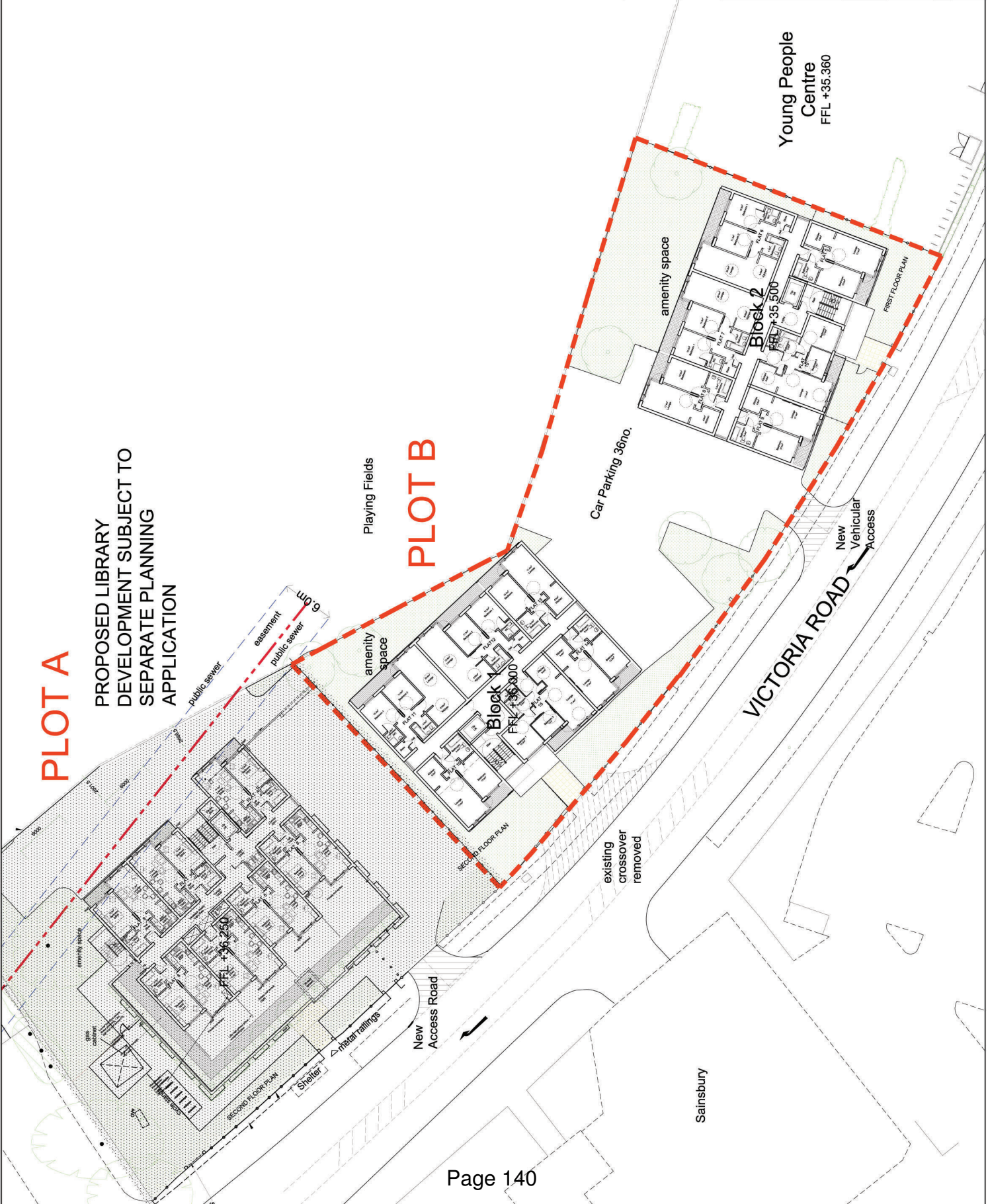


Playing Fields

PLOT B

Car Parking 36no.

Young People Centre
FFL +35.360



1. SITE BOUNDARIES EXTENDED INTO PLAYING FIELD	BA	09/09/10
2. FLOOR PLANS REVISED		
3. FLOOR PLANS REVISED FOOT PRINT RE ADJUSTED	BA	09/09/10
4. BUILDINGS FOOT PRINT ADJUSTED	BA	09/09/10
5. CAR PARK ACCESS RELOCATED REFER TO D4207	BA	09/09/10

HILLINGDON
COUNCIL
MAJOR CONSTRUCTION PROJECTS
4th/12, CIVIC CENTRE, WINDLE ROAD, WINDLE, URB LUM
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT:
SOUTH RUSLIP HOUSING SITE
PLOT B

PROPOSED SITE PLAN
SECOND FLOOR

DATE	BY	CHECKED BY	DATE
2009/05/11	SA	SA	MAY 2010
DESIGNED BY	DRAWN BY	CHECKED BY	DATE
2009/05/11	SA	SA	MAY 2010
PROJECT NO.	REVISION		
2009/D42B/P/09	B		

NOTES

The Contractor must verify all dimensions of the site before setting out, commencing work, or making any floor drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING



FIRST FLOOR PLAN



Rev	Revision notes	Initials	Date
B	1. FLOOR PLANS REVISED FOOT PRINT READJUSTED	BA	28/09/10
	1. FLOOR PLANS REVISED		
	2. CHANGE IN MAX OF DWELLINGS		
	3. 10% FULL DISABLED DWELLINGS COMPLIANCE		
A	4. UNDERSCRIPT EXTENDED FOR MORE PARKING		06/09/10

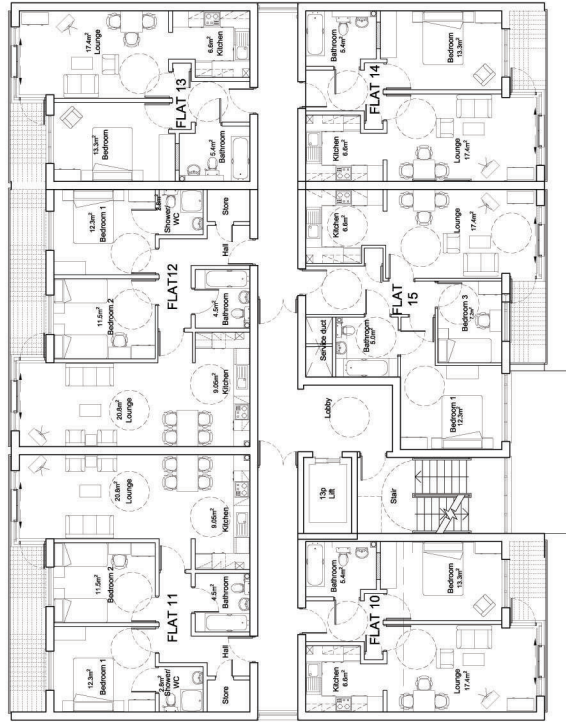
HILLINGDON
LONDON

MAJOR CONSTRUCTION PROJECTS
4N/12, CIVIC CENTRE, URBIDGE MIDDLESEX, UB8 1UW
Tel: 01895 250111
Fax: 01895 277224

PROJECT	
SOUTH RUISLIP HOUSING SITE	
PLOT B	
DESCRIPTION	
BLOCK 1: PROPOSED FLOOR PLANS	
FIRST FLOOR	
SCALE: 1:200 @ A3	DATE: FEB 2010
1:500 @ A1	DRAWN BY: SP
DRAWING NO:	REV:
2009/D42B/P/19	B

NOTES

The Contractor must verify all dimensions of the site before setting out, commencing work, or making any floor drainage. Any discrepancies must be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING



SECOND FLOOR PLAN



Rev	Revision notes	Initials	Date
B	1. FLOOR PLANS REVISED FOOT PRINT READJUSTED	BA	28/09/10
	1. FLOOR PLANS REVISED		
	2. CHANGE IN MAX OF DWELLINGS		
	3. 10% FULL DISABLED DWELLINGS COMPLIANCE		
A	4. BUILDING FOOT PRINT ALTERED	BA	06/09/10

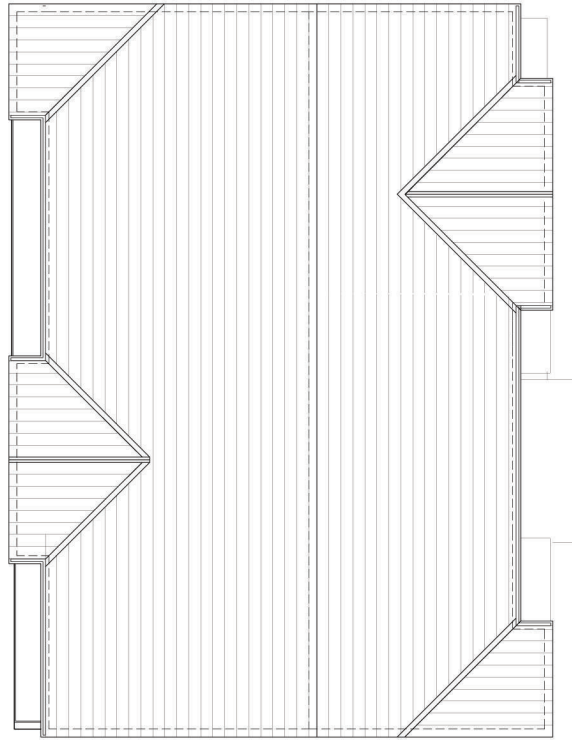
HILLINGDON
LONDON

MAJOR CONSTRUCTION PROJECTS
4N/12, CIVIC CENTRE, URBROOGE MIDDLESEX, UB8 1UW
Tel: 01895 250111
Fax: 01895 277224

PROJECT	SOUTH RUISLIP HOUSING SITE
DESCRIPTION	PLOT B
BLOCK 1: PROPOSED FLOOR PLANS	
SECOND FLOOR	
SCALE 1:200 @ A3	DATE FEB 2010
1:500 @ A1	DRAWN BY SP
DRAWING No.	2009/D42B/P/20
REV.	B

NOTES

The Contractor must verify all dimensions of the site before setting out commencing work, or making any floor drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING



ROOF PLAN



Rev	Revision notes	Initials	Date
B	1. FLOOR PLANS REVISED FOOT PRINT READJUSTED	BA	28/09/10
	1. FLOOR PLANS REVISED		
	2. CHANGE IN MAX OF DWELINGS		
	3. 10% FULL DISABLED DWELLINGS COMPLIANCE		
A	4. ROOF SHEET LAYED	BA	06/09/10

HILLINGDON
LONDON

MAJOR CONSTRUCTION PROJECTS
4N/12, CIVIC CENTRE, URBROOGE MIDDLESEX, UB8 1UW
Tel: 01895 250111
Fax: 01895 277224

PROJECT
B
SOUTH RUISLIP HOUSING SITE
PLOT B

DESCRIPTION
BLOCK 1: PROPOSED FLOOR PLANS
ROOF PLAN

SCALE	DATE	BY	REV.
1:200 @ A3	FEB 2010	SP	B
1:500 @ A1			

NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any final drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.
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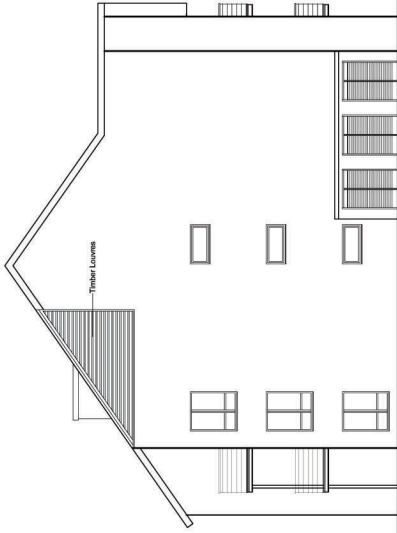
PROPOSED EXTERNAL FINISHES

EXTERNAL WALLS
Combination of fairface Brickwork and Coloured render finish

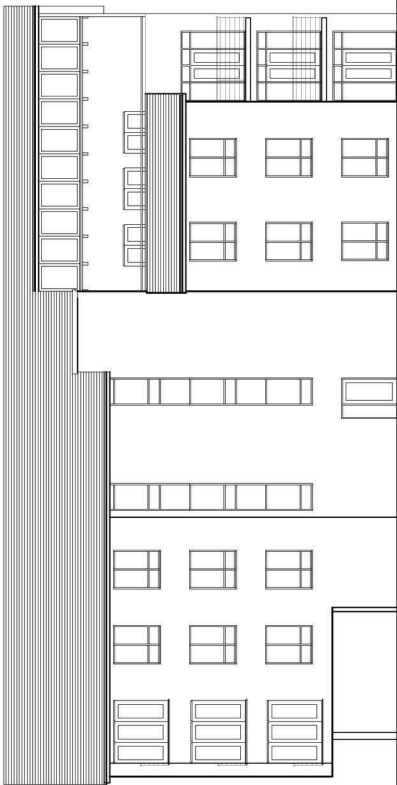
Roof
Grey Slates and Solar Panels on 22.5 deg. pitched roof

DOORS & WINDOWS
Powder coated Aluminium windows in Grey colour

BALCONIES
Powder coated metal Balustrading



NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION

B ELEVATIONS AWAYED TO SUIT PLANNING APPLICATION		DB	10/2010
A ELEVATIONS AWAYED TO SUIT		BA	28/02/10
Rev	Revision notes	Initials	Date

HILLINGDON
LONDON

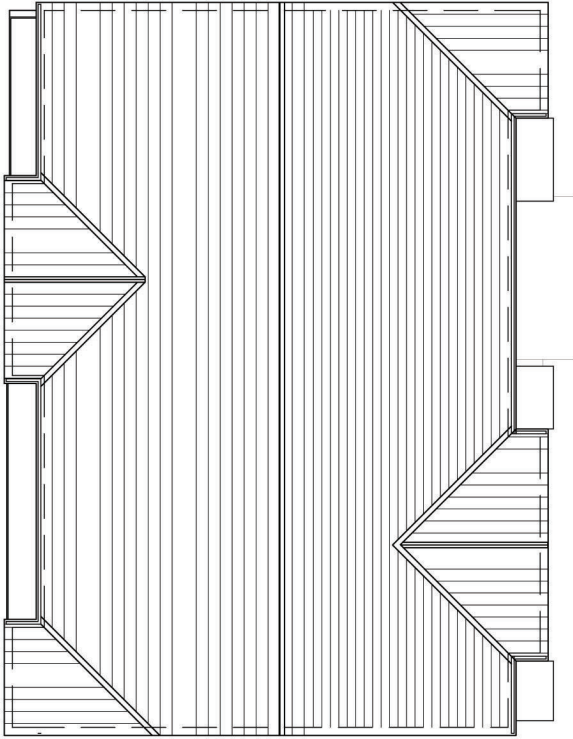
MAJOR CONSTRUCTION PROJECTS
4N/12, CIVIC CENTRE, URBAN/REG/MID/SE/EX, URB 1/0W
Tel: 01885 250111
Fax: 01885 277224

PROJECT	
SOUTH RUISLIP HOUSING SITE	
PLOT B	
DESCRIPTION	
BLOCK 1: PROPOSED ELEVATIONS	
SCALE	DRAWN BY
1:100 @ A1	SP
DATE	DATE
FEB 2010	FEB 2010
DRAWING No:	REV
2009/D42B/P/22	B

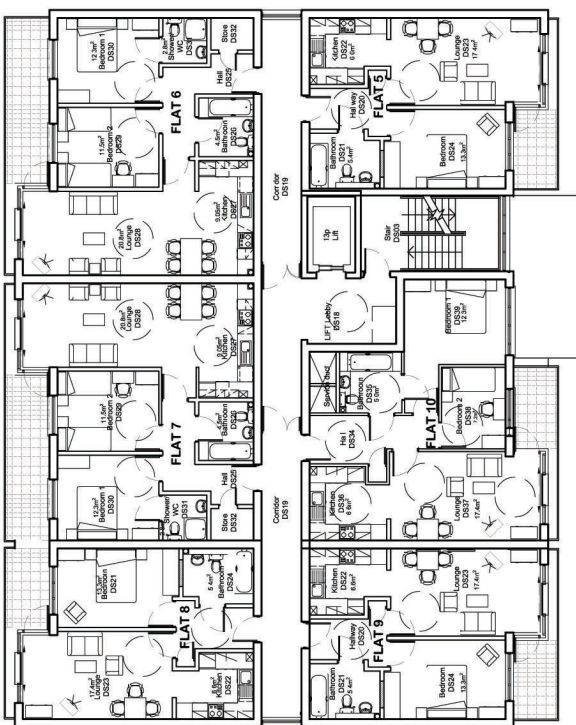
BLOCK 1 ELEVATIONS

NOTES

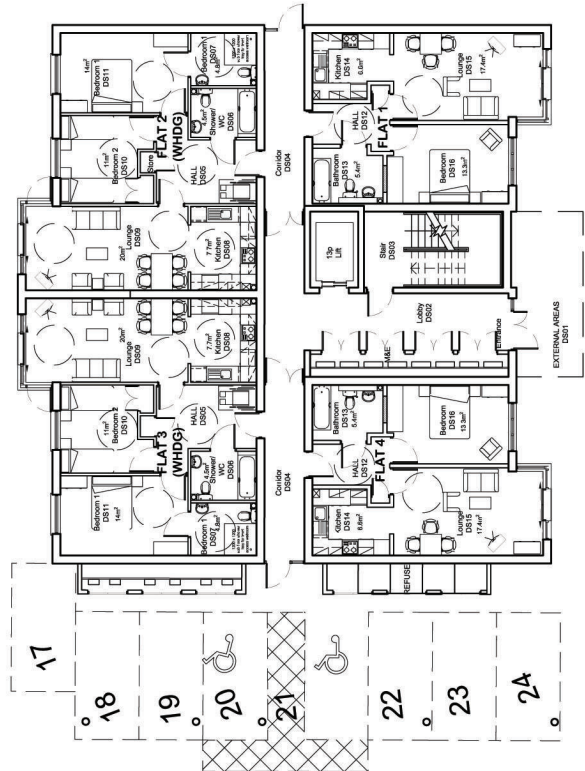
The Contractor must verify all dimensions of the site before setting out. Any discrepancies must be reported to the Consultant immediately. All dimensions are to be taken from the centre of the building unless otherwise stated. DO NOT SCALE FROM THIS DRAWING



ROOF PLAN



FIRST & SECOND FLOOR PLANS



GROUND FLOOR PLAN

Rev	Revision notes	Date
D	1 st & 2 nd floors, and roof plans added	Sam 12/04/11
C	Data sheet references added	BA 18/03/11
B	Staircase adjusted to elevation	BA 07/11/10
A	1. Floor plates revised 2. Change in mix of dwellings 3. 10% Full depth and dwellings compliance 4. 10% Full depth and dwellings compliance 5. Resident entrance adjusted 6.31NO. Cycle shelter added	BA 09/09/10

HILLINGDON
LONDON

MAJOR CONSTRUCTION PROJECTS
4N/12, CIVIC CENTRE, UXBROOK, M2015.5.4, URBAN LUW
T: 01895 250 111
F: 01895 277 224

PROJECT	SOUTH RUISLIP LIBRARY		
DESCRIPTION	PLOT B		
BLOCK 2: PROPOSED FLOOR PLANS			
DATE	12/04/11	CHECKED BY	SP
DATE	FEB 2010	DATE	FEB 2010
SCALE	1:200 @ A3	SCALE	1:200 @ A3
REF	2009/D42B/P/26		
REF	D		

NOTES

The Contractor must verify all dimensions of the site before setting out, commencing work, or making any floor drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING

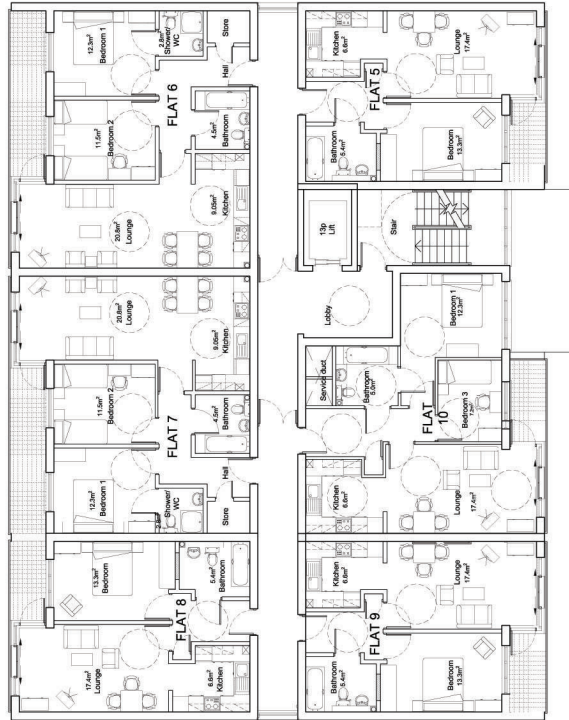
Rev	Revision notes	Initials	Date
1	FLOOR PLANS REVISED		
2	CHANGE IN MAX OF DWELLINGS		
3	10% FULL DISABLED DWELLINGS COMPLIANCE		
4	LANDSCAPE EXTENDED FOR MORE PARKING		
A			06/01/10



HILLINGDON
LONDON

MAJOR CONSTRUCTION PROJECTS
4N/12, CIVIC CENTRE, URBIDGE MIDDLESEX, UB8 1UW
Tel: 01895 250111
Fax: 01895 277224

PROJECT	SOUTH RUISLIP HOUSING SITE
DESCRIPTION	PLOT B
BLOCK 2: PROPOSED FLOOR PLANS	FIRST FLOOR
SCALE	1:200 @ A3 1:500 @ A1
DATE	FEB 2010
DRAWN BY	SP
DRAWING No.	2009/D42B/P/27
REV.	A



FIRST FLOOR PLAN



NOTES

The Contractor must verify all dimensions on this plan before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING

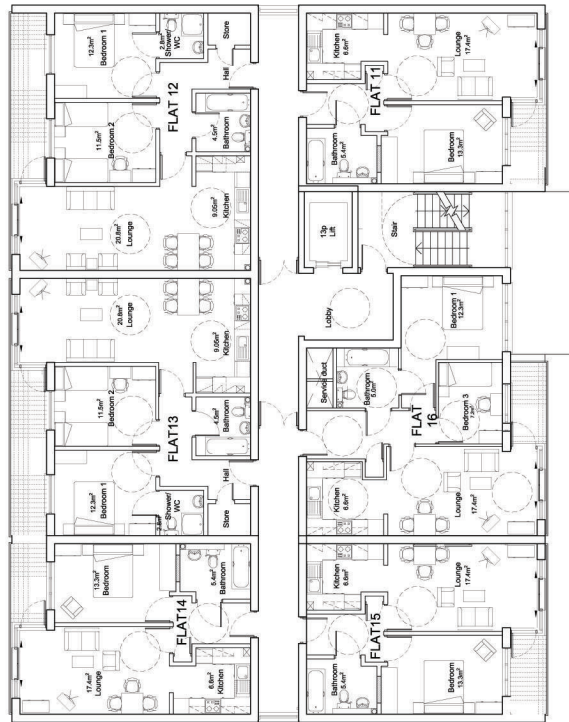
1	FLOOR PLANS REVISED		
2	CHANGE IN MIX OF DWELLINGS		
3	3.1M FULL DISABLED DWELLINGS COMPLIANCE		
A	INCLUDING FOOTPRINT ALTERED	09/06/10	09/06/10
Rev	Revision notes	Initials	Date



HILLINGDON
LONDON

MAJOR CONSTRUCTION PROJECTS
 4N/12, CIVIC CENTRE, UXBIDGE, MIDDLESEX, UB8 1UW
 Tel: 01895 250111
 Fax: 01895 277224

PROJECT	SOUTH RUISLIP HOUSING SITE
PLOT B	
DESCRIPTION	BLOCK 2: PROPOSED FLOOR PLANS
SECOND FLOOR	
SCALE	1:200 @ A3
DATE	FEB 2010
DRAWN BY	JSP
DRAWING NO.	2009/D42B/P/28
REV.	A

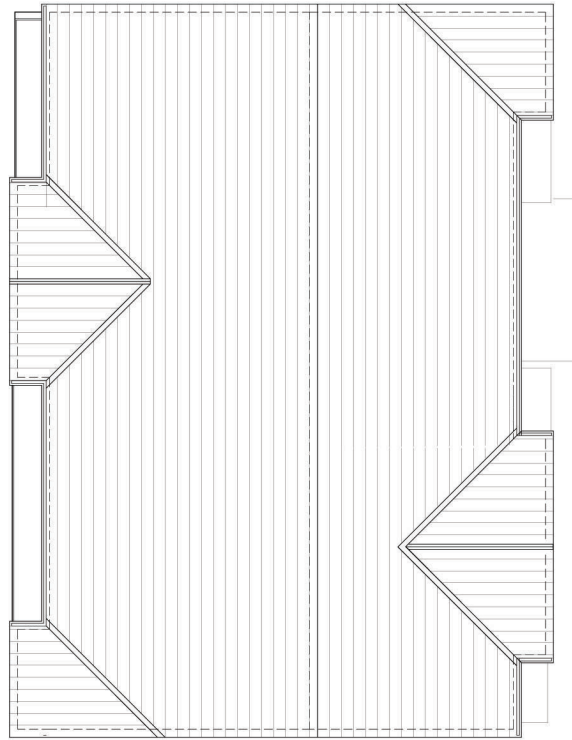


SECOND FLOOR PLAN



NOTES

The Contractor must verify all dimensions on site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING



ROOF PLAN

FLOOR PLAN REVISED		04/06/10
CHANGE IN MIX OF DWELLINGS		04/06/10
- 1/10M FULL DISABLED DWELLINGS COMPLIANCE		
+ 1/10M SHARPE ALTERED		
A	Revision notes	Initials Date
Rev	Revision notes	Initials Date

HILLINGDON
LONDON

MAJOR CONSTRUCTION PROJECTS
 4th/12, CIVIC CENTRE, UXBIDGE, MIDDLESEX, UB8 1UW
 Tel: 01895 250111
 Fax: 01895 277224

PROJECT
 SOUTH RUSSLIP HOUSING SITE
PLOT B

DESCRIPTION
 BLOCK 2: PROPOSED FLOOR PLANS
ROOF PLAN

SCALE 1:200 @ A3 DRAWN BY DATE
 J.100 @ A1 SP FEB 2010
 DRAWING NO. REV:
2009/D42B/P/29 A



NOTES

The Contractor must verify all dimensions at the site before setting out. Dimensions are given in millimetres unless otherwise stated. Any discrepancies must be reported to the Contract Administrator immediately. DO NOT SCALE FROM THIS DRAWING

PROPOSED EXTERNAL FINISHES

EXTERNAL WALLS

Combination of fairface Brickwork and Coloured render finish

Roof

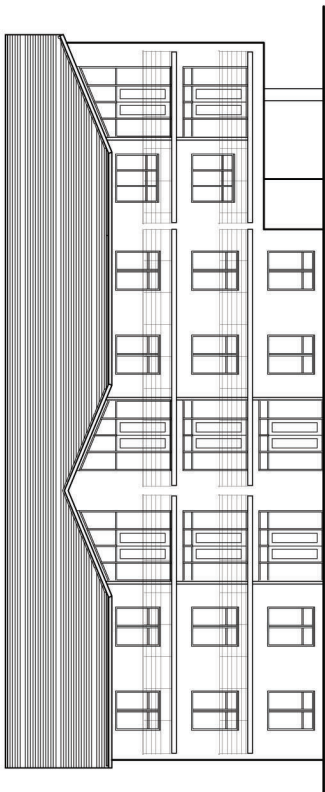
Grey Slates and Solar Panels on 22.5 deg. pitched roof

DOORS & WINDOWS

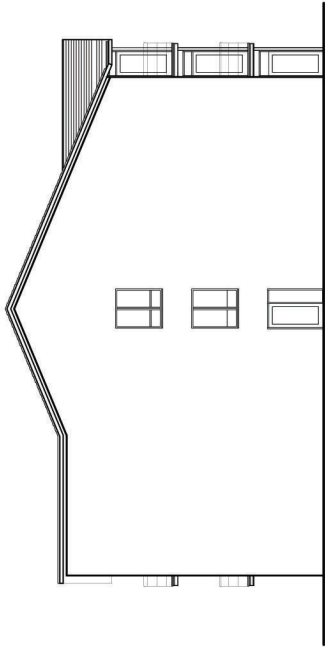
Powder coated (PPC) Aluminium windows in Grey colour

BALCONIES

Powder coated (PPC) metal Balustrading



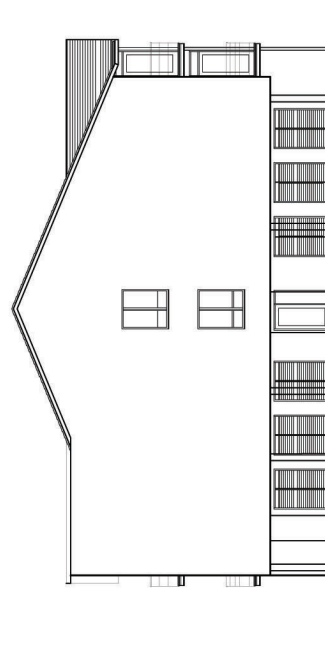
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Rev	Revision notes	Issue Date
B	ROOF RIDGE DETAIL AMENDED	11/09/11
A	ELEVATIONS AMENDED	28/09/10

HILLINGTON
LONDON

MAJOR CONSTRUCTION PROJECTS
4/V12, CIVIC CENTRE, URBROOK, W 2015.5.A, URB 11/W
T: 01895 250 111
F: 01895 277 224

PROJECT		SOUTH RUISLIP HOUSING SITE	
DESCRIPTION		PLOT B	
BLOCK 2: PROPOSED ELEVATIONS			
DATE	DRAWN BY	CHECKED BY	DATE
12/00 @ A3	SP		FEB 2010
SCALE		REVISION	
2009/D42B/P/30		B	

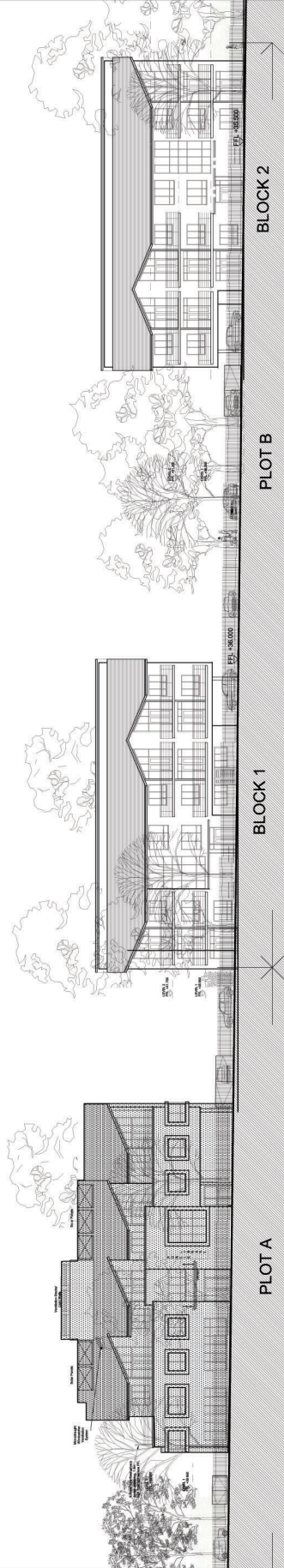
NOTES

The Contractor must verify all dimensions of the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING

PROPOSED EXTERNAL FINISHES

- EXTERNAL WALLS**
 Combination of fairface Brickwork and Coloured render finish
- Roof**
 Grey Slates and Solar Panels on 22.5 deg. pitched roof
- DOORS & WINDOWS**
 Powder coated Aluminium windows in Grey colour
- BALCONIES**
 Powder coated metal Balustrading

PROPOSED LIBRARY DEVELOPMENT
 SUBJECT TO SEPARATE PLANNING APPLICATION



PROPOSED STREET ELEVATIONS SOUTH

PROPOSED LIBRARY DEVELOPMENT
 SUBJECT TO SEPARATE PLANNING APPLICATION



**PROPOSED SITE ELEVATION SOUTH
 EAST-LIBRARY BLOCK**

Rev	ELEVATIONS ADJUSTED TO NEW SCHEME	BA	REVISED TO
A	ELEVATIONS ADJUSTED TO SUIT NEW LAYOUTS	BA	REVISED TO
	Revision notes	Initials	Date

HILLINGDON
 LONDON

MAJOR CONSTRUCTION PROJECTS
 4H/12, CIVIC CENTRE, URBAN BRIDGE, MIDDLESEX, UB8 3UW
 Tel: 01895 250111
 Fax: 01895 277224

PROJECT	
SOUTH RUISLIP HOUSING SITE	
PLOT B	
DESCRIPTION	
PROPOSED SITE ELEVATIONS SOUTH & SOUTH EAST	
SCALE 1:500 @ A1	DRAWN BY BA
DATE MAY 2010	REV. B
DRAWING NO. 2009/D42B/P/11	

NOTES

The Contractor must verify all dimensions of the site before setting out, commencing work, or making any final drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING

PROPOSED EXTERNAL FINISHES

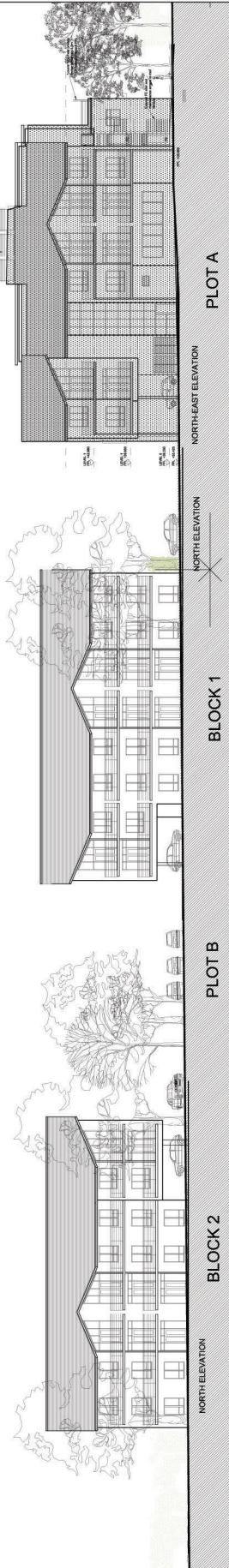
EXTERNAL WALLS
 Combination of fairface Brickwork and Coloured render finish

Roof
 Grey Slates and Solar Panels on 22.5 deg. pitched roof

DOORS & WINDOWS
 Powder coated Aluminium windows in Grey colour

BALCONIES
 Powder coated metal Balustrading

**PROPOSED LIBRARY DEVELOPMENT
 SUBJECT TO SEPARATE PLANNING APPLICATION**



PROPOSED REAR ELEVATION NORTH

**PROPOSED LIBRARY DEVELOPMENT
 SUBJECT TO SEPARATE PLANNING APPLICATION**



**PROPOSED SITE ELEVATION NORTH
 WEST-LIBRARY BLOCK**

Rev	Revision notes	Initials	Date
B	ELEVATIONS ADJUSTED TO NEW SCHEME	BA	08/01/10
A	ELEVATIONS AMENDED TO SUIT NEW LAYOUTS	BA	06/01/10

HILLINGDON
 LONDON

MAJOR CONSTRUCTION PROJECTS
 4N/12, CIVIC CENTRE, URBAN BRIDGE, MIDDLESEX, UB8 3UW
 Tel: 01895 250111
 Fax: 01895 277224

PROJECT	
SOUTH RUISLIP HOUSING SITE	
DESCRIPTION	
PLOT B	
PROPOSED SITE ELEVATIONS	
NORTH & NORTH WEST	
SCALE 1:500 @ A1	DRAWN BY BA
DRAWING No. 2009/D42B/P/12	DATE MAY 2010
	REV. B

NOTES

The Contractor must verify all dimensions of the site before setting out, commencing work, or making any final drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING

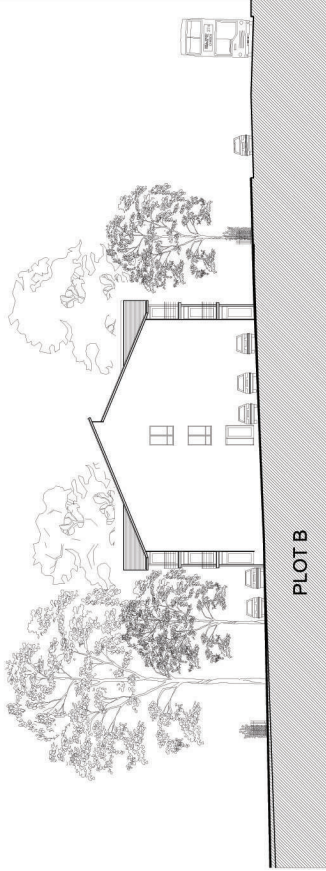
PROPOSED EXTERNAL FINISHES

EXTERNAL WALLS
 Combination of fairface Brickwork and Coloured render finish

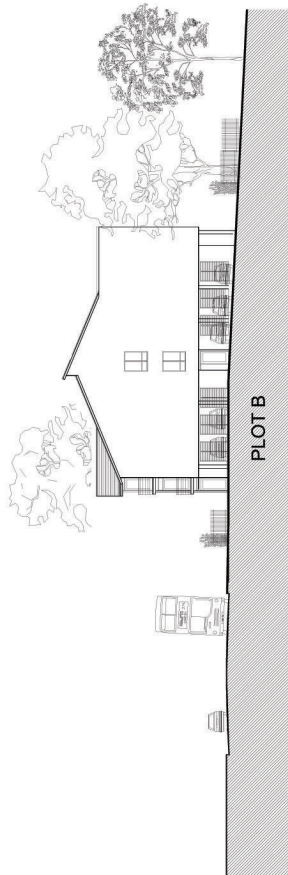
Roof
 Grey Slates and Solar Panels on 22.5 deg. pitched roof

DOORS & WINDOWS
 Powder coated Aluminium windows in Grey colour

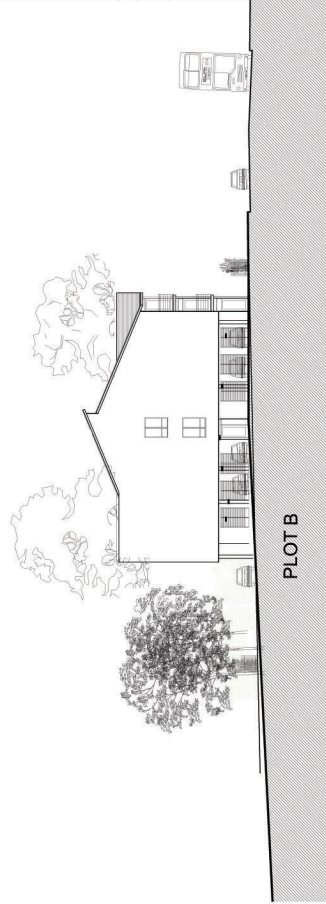
BALCONIES
 Powder coated metal Balustrading



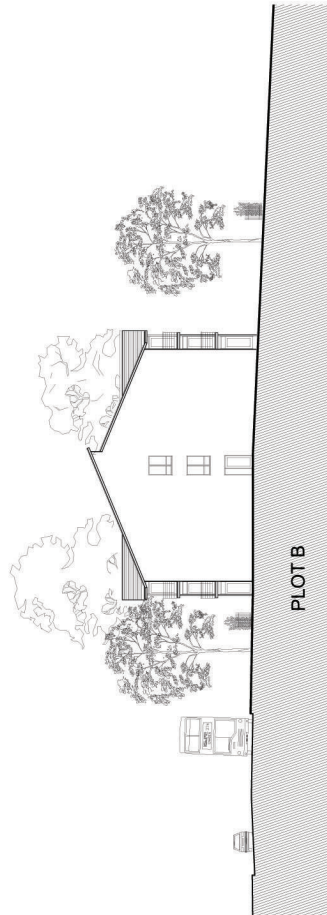
**PROPOSED SITE ELEVATION NORTH
 WEST-BLOCK 1**



**PROPOSED SITE ELEVATION
 SOUTH EAST-BLOCK 1**



**PROPOSED SITE ELEVATION
 WEST-BLOCK 2**



**PROPOSED SITE ELEVATION
 EAST-BLOCK 2**

Rev	Revision notes	Initials	Date
B	ELEVATIONS ADJUSTED TO NEW SCHEME	BA	09/07/10
A	ELEVATIONS ADJUSTED TO SUIT NEW LAYOUTS	BA	06/06/10

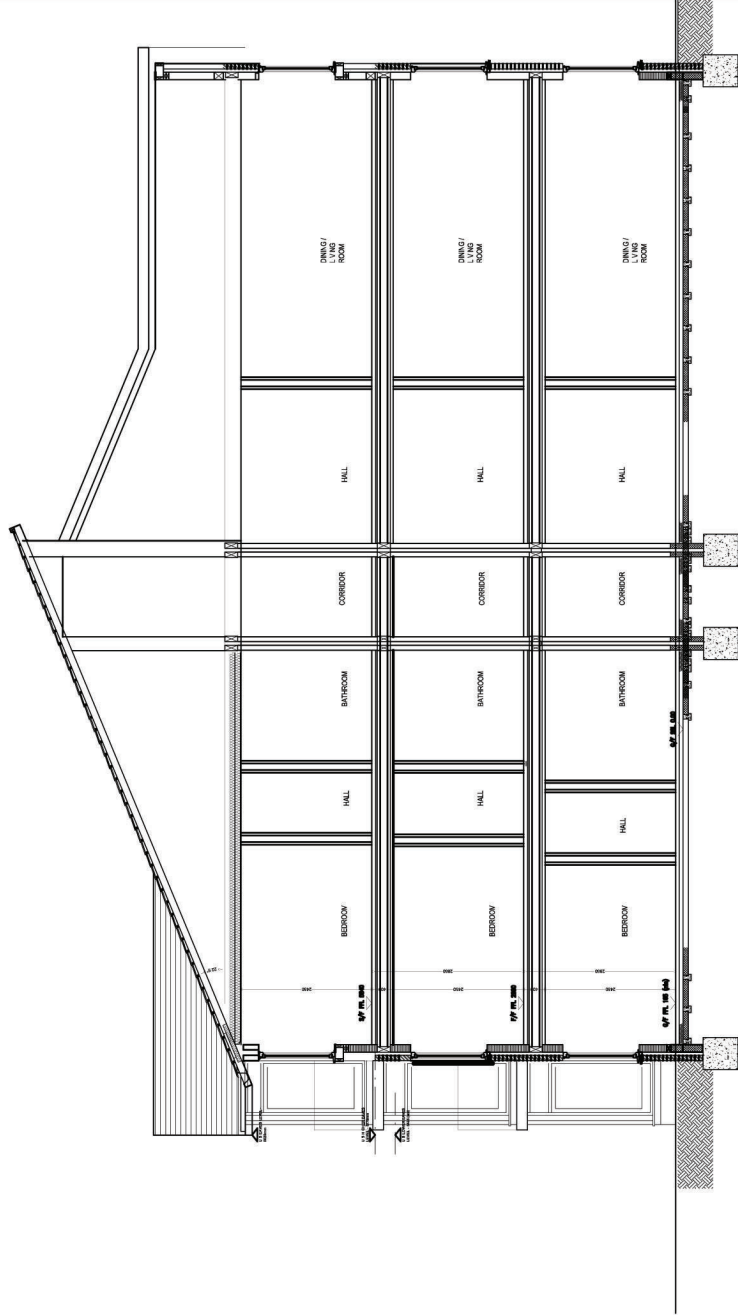
HILLINGDON
 LONDON

MAJOR CONSTRUCTION PROJECTS
 4th/12, CIVIC CENTRE, URBIDGE, MIDDLESEX, UB8 1UW
 Tel: 01895 250111
 Fax: 01895 277224

PROJECT	
SOUTH RUISLIP HOUSING SITE	
PLOT B	
DESCRIPTION	
PROPOSED SITE ELEVATIONS	
MISC	
SCALE 1:500 @ A1	DRAWN BY BA
DATE MAY 2010	REV. B
DRAWING No: 2009/D42B/P/13	


NOTES

The Contractor must verify all dimensions of the site before setting out, commencing work, or making any floor slabs. Any discrepancies must be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING



**TYPICAL GENERAL SECTION
THROUGH BLOCK 1 & 2**

Rev	SECTION REVISION TO SUIT	BA	270910	Date
A	Revision notes			



HILLINGDON
LONDON

MAJOR CONSTRUCTION PROJECT'S
4N/12, CIVIC CENTRE, URBAN/REG/MIDDLESEX, URB 10W
Tel: 01885 250111
Fax: 01885 277224

PROJECT
SOUTH RUISLIP HOUSING SITE
PLOT B

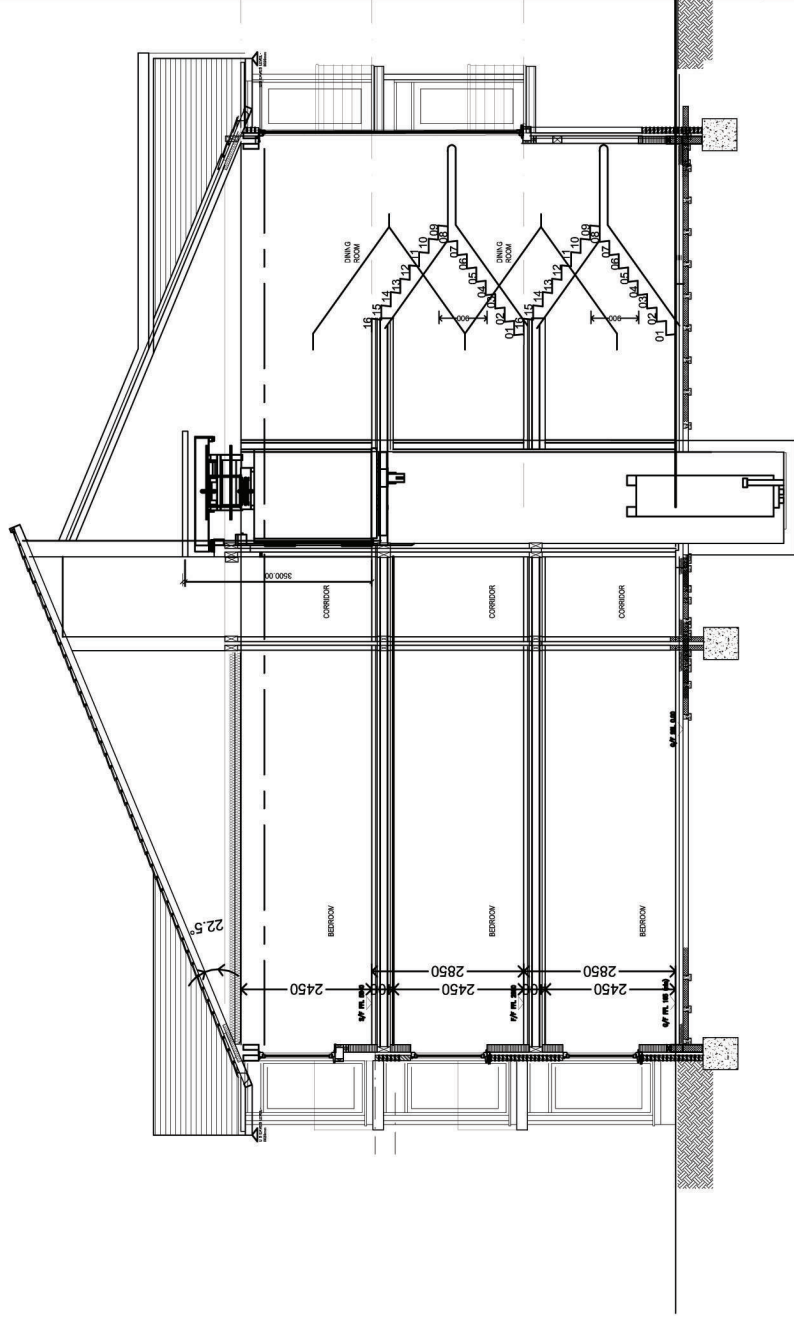
DESCRIPTION
BLOCK 1&2: TYPICAL SECTION

SCALE	1:100 @ A3	DRAWN BY	DATE
		BA	MAY 2010

DRAWING No.	REV.
2009/D42B/P/23	A

NOTES

The Contractor must verify all dimensions of the site before setting out, commencing work, or making any floor coverings. Any discrepancies must be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING



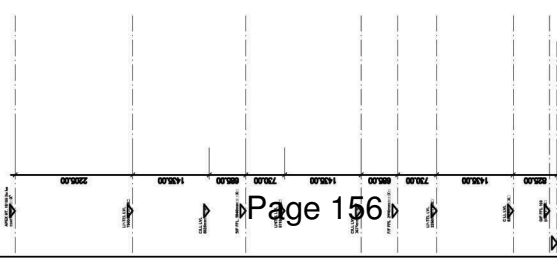
**TYPICAL CORE SECTION
THROUGH BLOCK 1 & 2**

Rev	Revision notes	Initials	Date

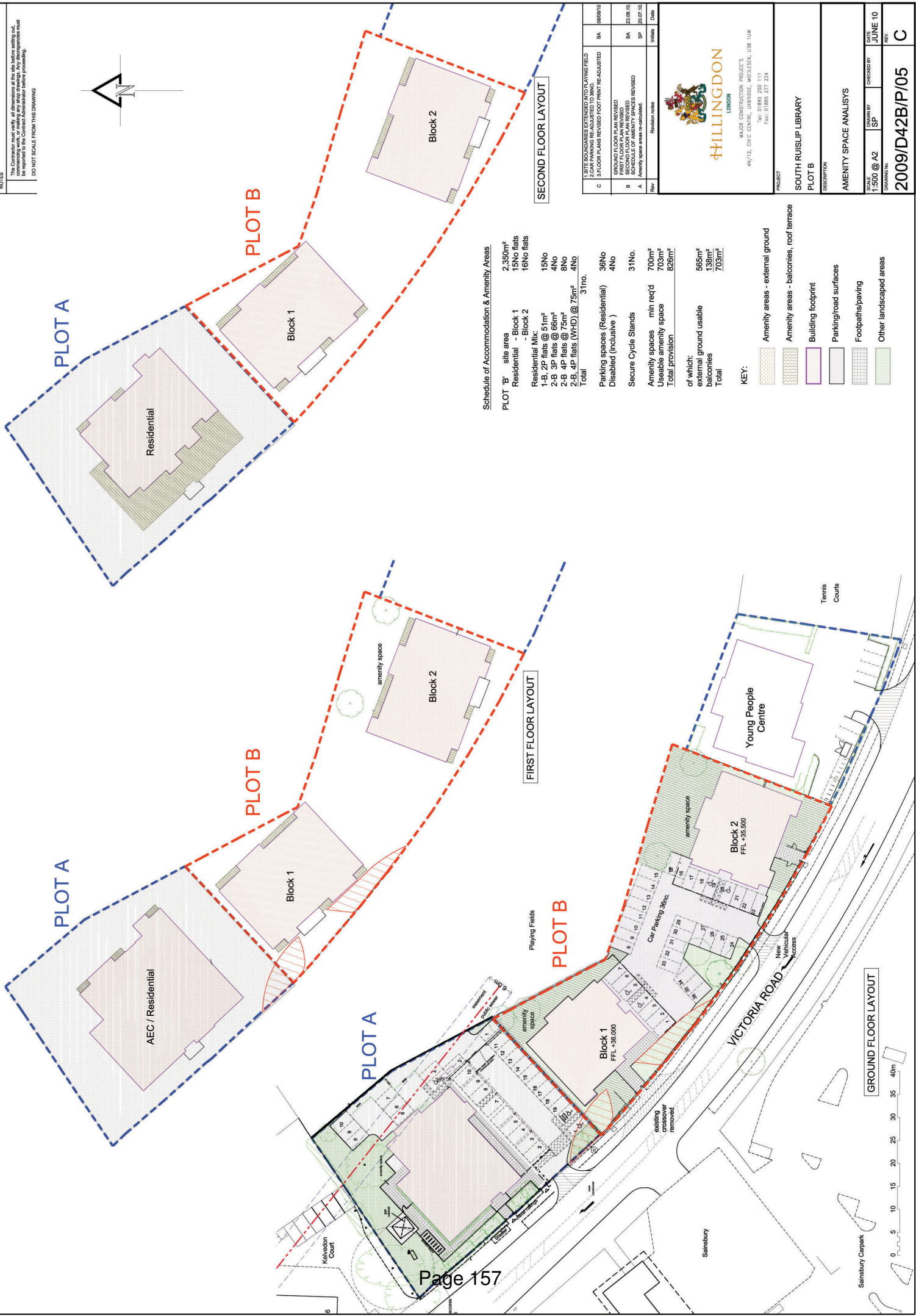
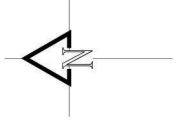
HILLINGDON
LONDON

MAJOR CONSTRUCTION PROJECT'S
4N/12, CIVIC CENTRE, URBAN/REG/MID/SE/EX, URB 10W
Tel: 01885 250111
Fax: 01885 277224

PROJECT	
SOUTH RUISLIP HOUSING SITE	
PLOT B	
DESCRIPTION	
BLOCK 1&2: TYPICAL CORE SECTION	
SCALE: 1:100 @ A3	DRAWN BY
1:50 @ A1	BA
DATE	REV.
MAY 2010	
DRAWING No: 2009/D42B/P/24	



NOTES
 1. The Contractor shall be responsible for all works shown on this drawing, including any necessary groundworks, and shall be responsible for any necessary groundworks. Any changes to the drawing must be reported to the Contract Administrator before proceeding.
 2. DO NOT SCALE FROM THIS DRAWING



Schedule of Accommodation & Amenity Areas.

PLOT 'B' site area	2,350m ²
Residential - Block 1	15 No flats
Residential - Block 2	16 No flats
Residential Mix:	
1-B, 2P flats @ 51m ²	15 No
2-B, 3P flats @ 68m ²	4 No
2-B, 4P flats @ 75m ²	8 No
2-B, 4P flats (WHD) @ 75m ²	4 No
Total	31 No.
Parking spaces (Residential)	36 No
Disabled (inclusive)	4 No
Secure Cycle Stands	31 No.
Amenity spaces min req'd	700m ²
Usable amenity space	703m ²
Total provision	826m²
of which:	
external ground usable balconies	565m ²
Total	1,391m²
	7,031m²

- KEY:**
- Amenity areas - external ground
 - Amenity areas - balconies, roof terrace
 - Building footprint
 - Parking/road surfaces
 - Footpaths/paving
 - Other landscaped areas

FIRST FLOOR LAYOUT

SECOND FLOOR LAYOUT

1. SITE BOUNDARIES EXTENDED INTO PLAYING FIELD	BA	08/09/10
2. 3.1 FLOOR PLANS REVISED FOOT PRINT RE-AJUSTED	BA	08/09/10
3. GROUND FLOOR PLAN REVISED	BA	23/08/10
4. SECOND FLOOR PLAN REVISED	BA	23/08/10
5. SCHEDULE OF AMENITY SPACES REVISED	SP	20/07/10
6. Amenity space areas re-allocated.	SP	20/07/10
Rev	Revision notes	Issue

HILLINGDON
 LONDON

MAJOR CONSTRUCTION PROJECTS
 4th/12, CIVIC CENTRE, URBEDGE, MIDDLESEX, UB8 1UH
 Tel: 01895 250 111
 Fax: 01895 272 224

PROJECT	SOUTH RUISLIP LIBRARY
DESCRIPTION	PLOT B
AMENITY SPACE ANALYSIS	
SCALE	1:500 @ A2
DRAWN BY	SP
CHECKED BY	
DATE	JUNE 10
DRAWING NO.	2009/D42B/P/05
REV.	C

NOTES

The Contractor must verify all dimensions of the site before setting out. Any discrepancy between the drawings and the actual site conditions must be reported to the Client and the Designer immediately. DO NOT SCALE FROM THIS DRAWING

Rev	Description	Issue	Date

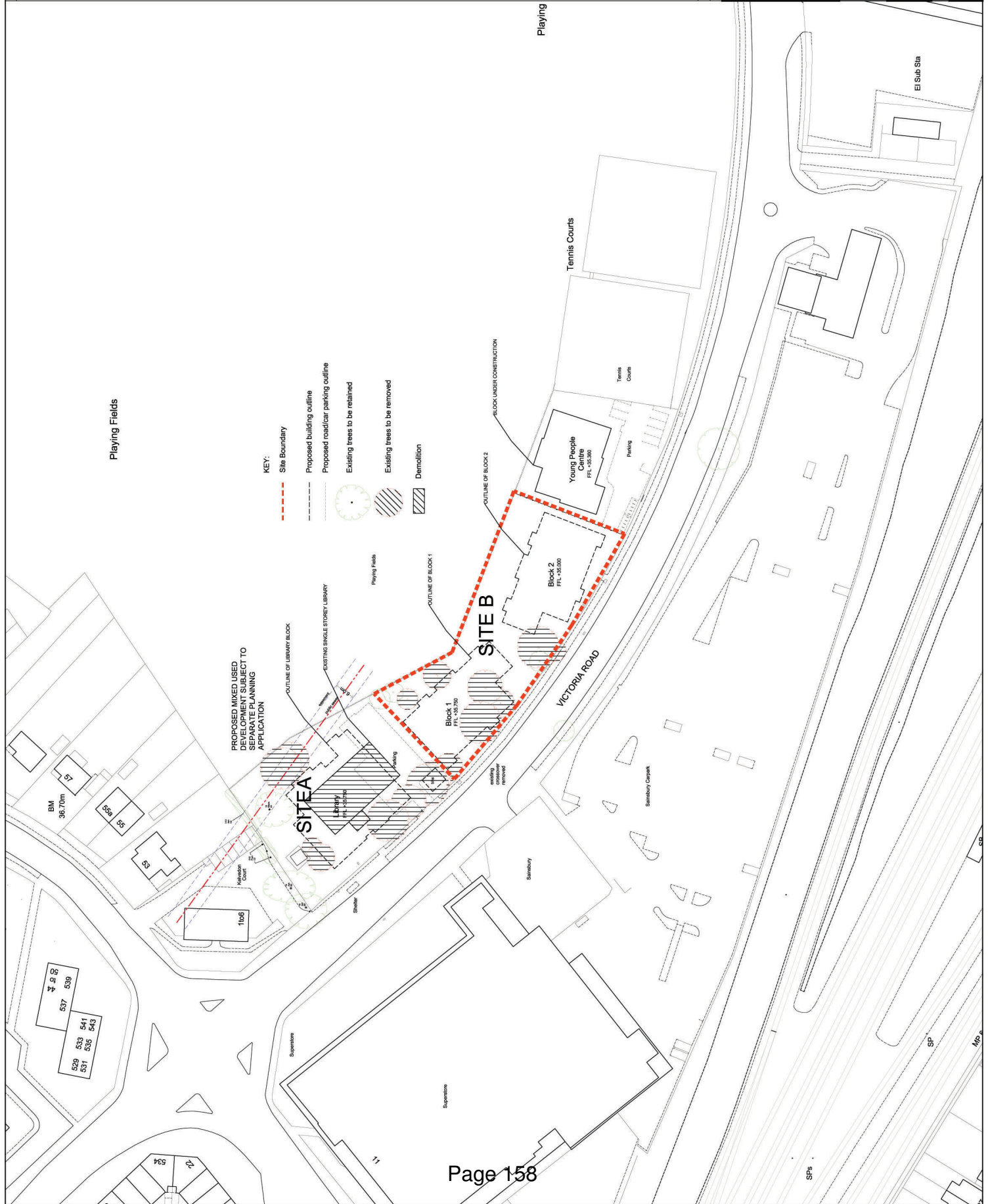


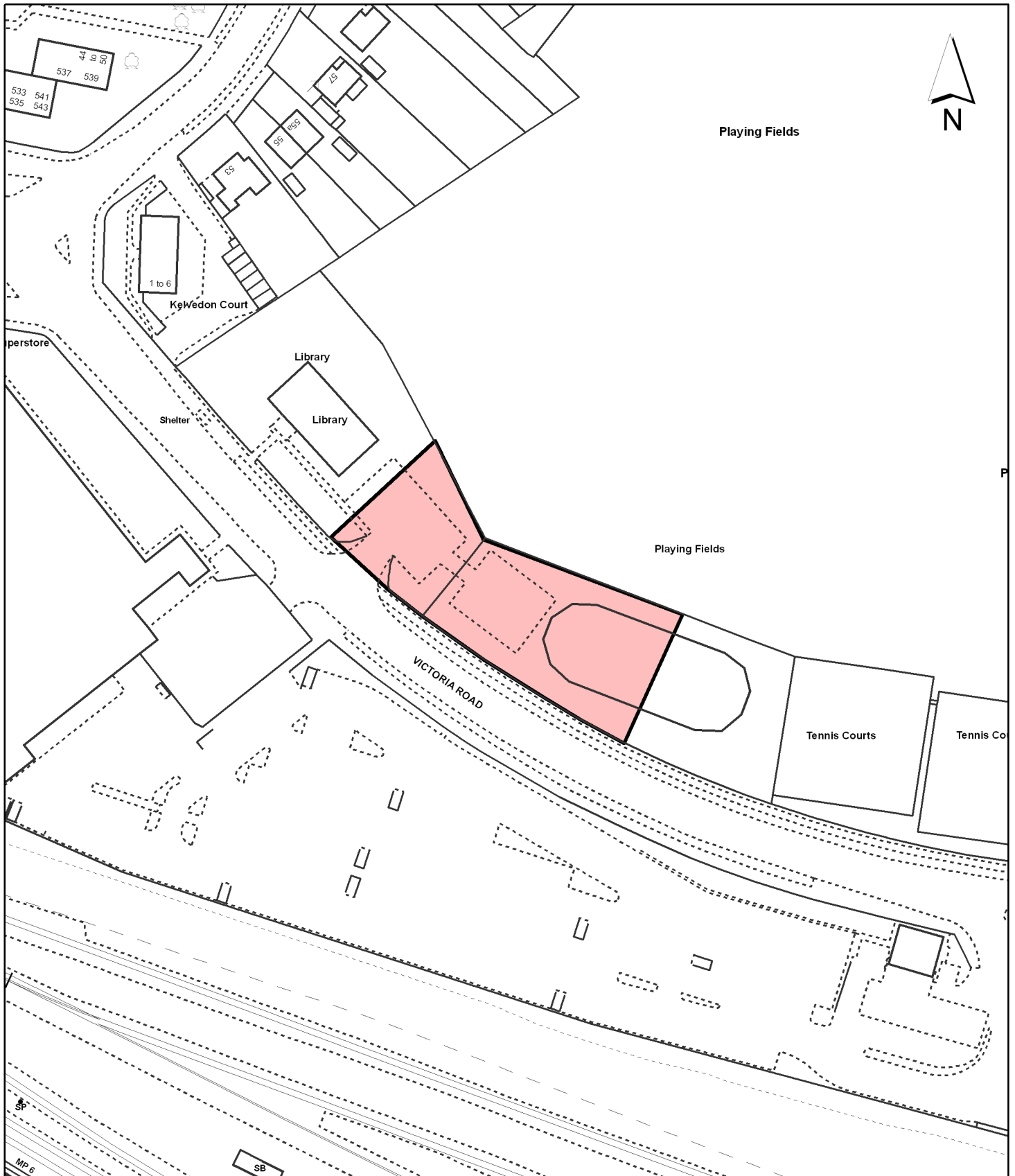
HILLINGDON
 LOCAL AUTHORITY
 MAJOR CONSTRUCTION PROJECTS
 4th/12, CIVIC CENTRE, URBROOK, MIDDLESEX, UB8 3UH
 Tel: 01895 250 111
 Fax: 01895 277 224

PROJECT: SOUTH RUISLIP HOUSING SITE
 PLOT B


DESCRIPTION: TREE REMOVAL AND DEMOLITION PLAN

DATE: 01/05/2010	CHECKED BY: SA	DATE: MAY 2010
DRAWN BY: SA	PROJECT NO: 2009/D42B/P/04	REVISION:





Notes

 Site boundary
For identification purposes only.

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London Borough of Hillingdon
100019283 2011

Site Address	
South Ruislip Library Plot B Victoria Road Ruislip	
Planning Application Ref:	Scale
67080/APP/2010/1420	1:1,250
Planning Committee	Date
North Page 160	May 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 LAND FORMING PART OF 104 ABBOTSBURY GARDENS EASTCOTE

Development: 1 x one-bedroom, single storey detached dwelling with new crossover to front and associated parking and amenity space (Outline application with some matters reserved.) (Resubmission)

LBH Ref Nos: 67398/APP/2011/481

Date Plans Received: 01/03/2011 **Date(s) of Amendment(s):**

Date Application Valid: 01/03/2011

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

A	Date	Description

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G.E. POTTLE & CO.
BUILDING DESIGN &
MANAGEMENT SERVICES

Suite B
128 Manor Way
Ruislip
Middlesex
HA4 8HR

Tel: 01895 622800
Fax: 01895 622900

Client
MR MRS ACOURT

Job Title
**Land at rear of:
104 ABBOTSBURY GARDENS
EASTCOTE
MIDD**

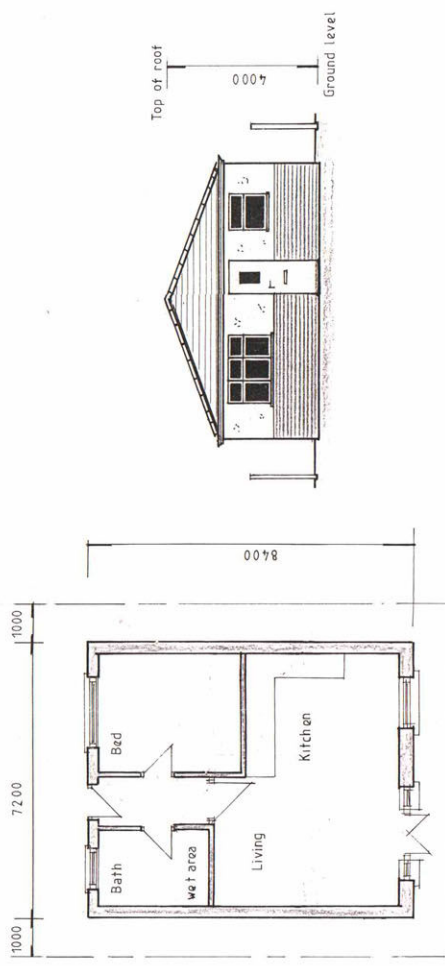
Drawing Title
**PROPOSED NEW
DWELLING.**

Scale **1:100, 200**

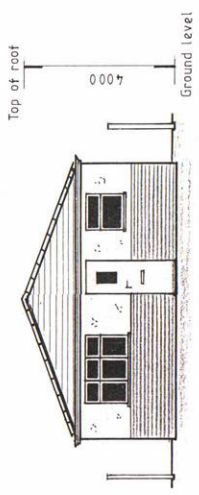
Date **OCT 10** Drawn by **MDP**

Drg No.	Rev
2878/01	A.

420x594mm A2



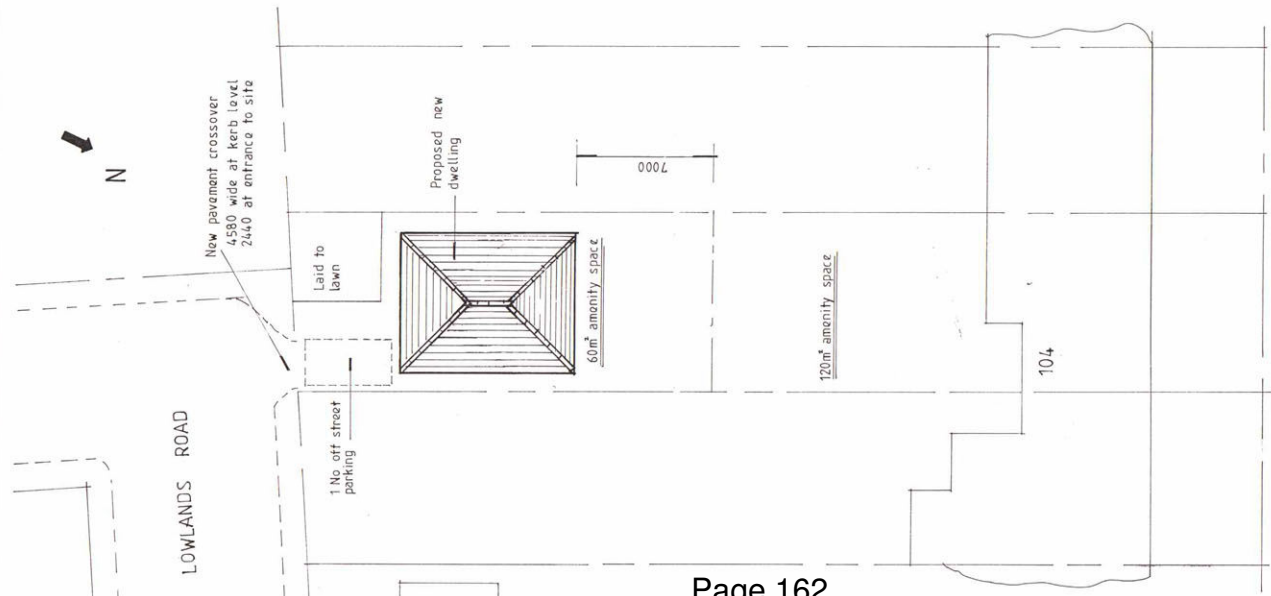
STREET SCENE ELEVATION



OUTLINE PLANNING APPLICATION



SITE PLAN
scale 1:200





Notes

 Site boundary

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Site Address

**Land forming part of
104 Abbotsbury Gardens
Eastcote**

Planning Application Ref:

67398/APP/2011/481

Scale

1:1,250

Planning Committee

North Page 163

Date

May 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 LAND NORTH OF CARLTON PLACE RICKMANSWORTH ROAD
NORTHWOOD

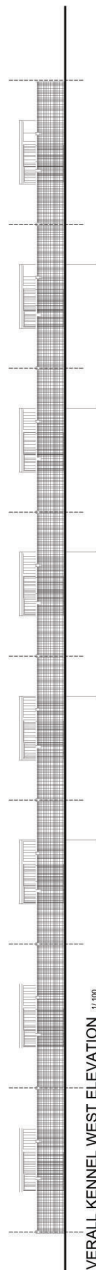
Development: Use of land as dog day care and kennels to include 8 kennels, 4 stables, 1 office block, 1 toilet block and 1 store room.

LBH Ref Nos: 67584/APP/2011/232

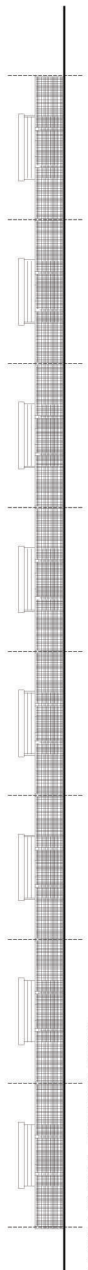
Date Plans Received:	01/02/2011	Date(s) of Amendment(s):	02/02/2011
Date Application Valid:	22/02/2011		14/02/2011
			24/03/2011
			06/04/2011



PROPOSED BLOCK PLAN 1/100



Overall KENNEL WEST ELEVATION 1/100



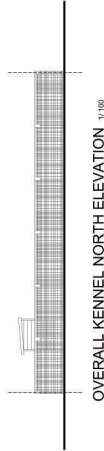
Overall KENNEL EAST ELEVATION 1/100



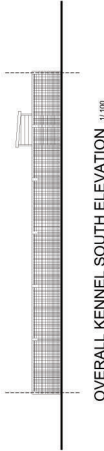
Overall ADMINISTRATION NORTH ELEVATION 1/100



Overall ADMINISTRATION SOUTH ELEVATION 1/100



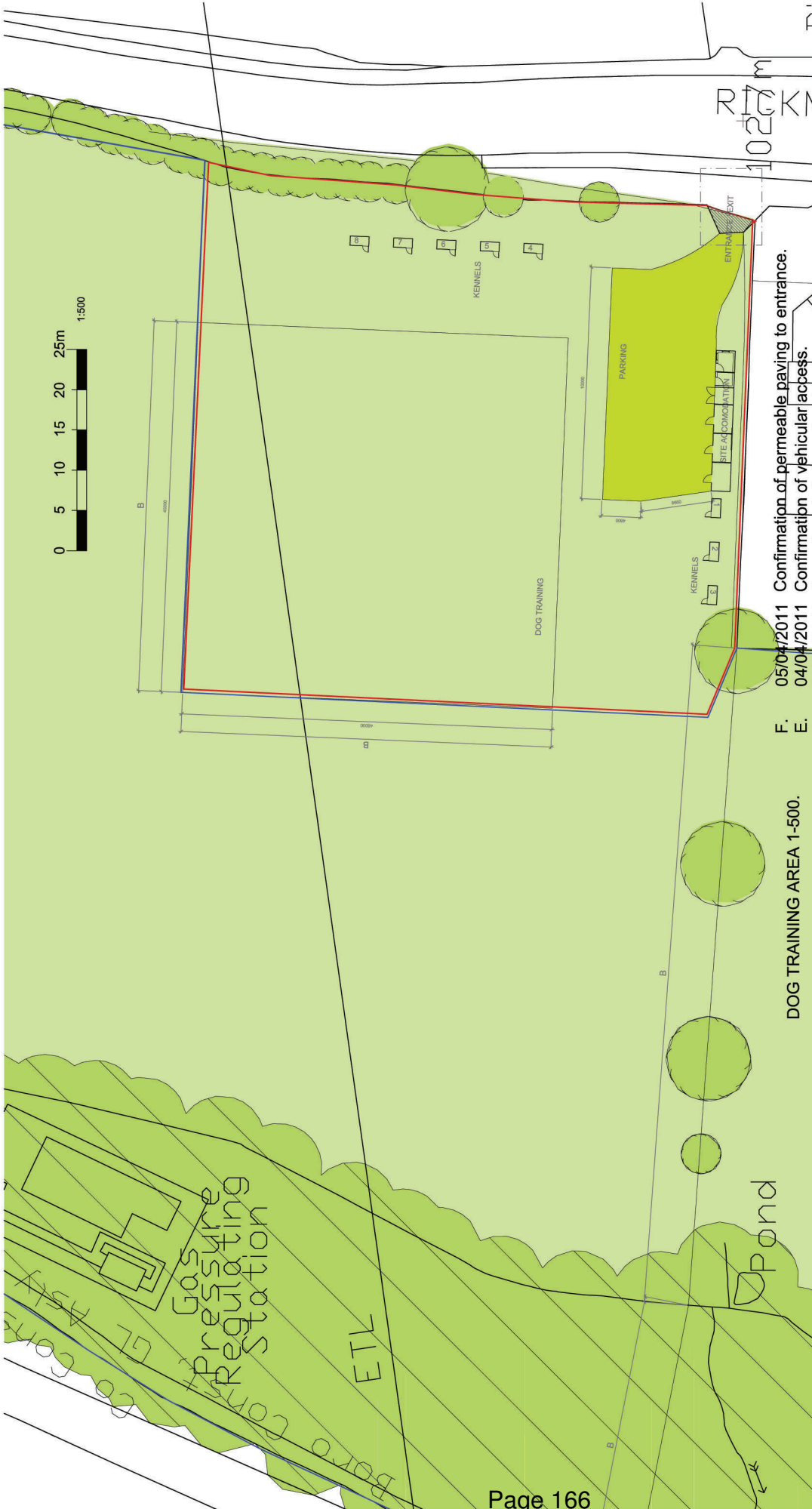
Overall KENNEL NORTH ELEVATION 1/100



Overall KENNEL SOUTH ELEVATION 1/100

Rev. Date Amendment
 KEWFERRY HILL, RICKMANSWORTH, PROPOSED DOG CRECHE / STABLE for Mrs Chamberlain
 Drawing Title
 Proposed Block Plan and Overall Kennel / Stable Elevations
 Drawing No. 1045 / SK106
 Scale: 1:200 / 1:50 @A1
 Date: February 2011

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 14, Madingley Road, Northminster House, Peterborough, PE1 1UA
 Tel: 01753 270131 Mob: 0757 205422 Email: info@spudarchitects.co.uk
 Drawing No. 1045 / SK106
 Scale: 1:200 / 1:50 @A1
 Date: February 2011



- DOG TRAINING AREA 1-500.**
- | Rev. | Date | Amendment |
|------|------------|---|
| F. | 05/04/2011 | Confirmation of permeable paving to entrance. |
| E. | 04/04/2011 | Confirmation of vehicular access. |
| D. | 30/03/2011 | Amendments to layout and accommodation. |
| B. | 31/01/2011 | Amendments to border |
| A. | 27/01/2011 | Disabled bays added |

KEY

- Existing wooded areas to remain.
- Existing trees to remain.
- Existing hard grass areas.
- Made or silted grass to vehicle access areas.
- Permeable paving to the site entrance and exit.



PROPOSED MESH REINFORCED FINISH TO VEHICLE ACCESS AREAS.

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**KEWFERRY HILL,
RICKMANSWORTH.**

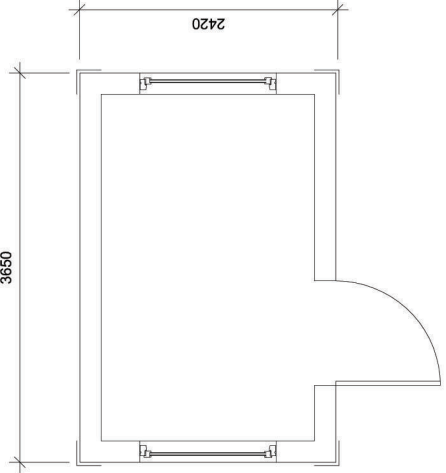
PROPOSED DOG TRAINING FACILITY
for
Mrs Chamberlin

SpUd Architects Ltd
14 Abbots Road
Herrfordshire
WD5 0AZ
Tel: (01923) 275131 Mob: 07527 628642 Email: info@spudarchitects.co.uk

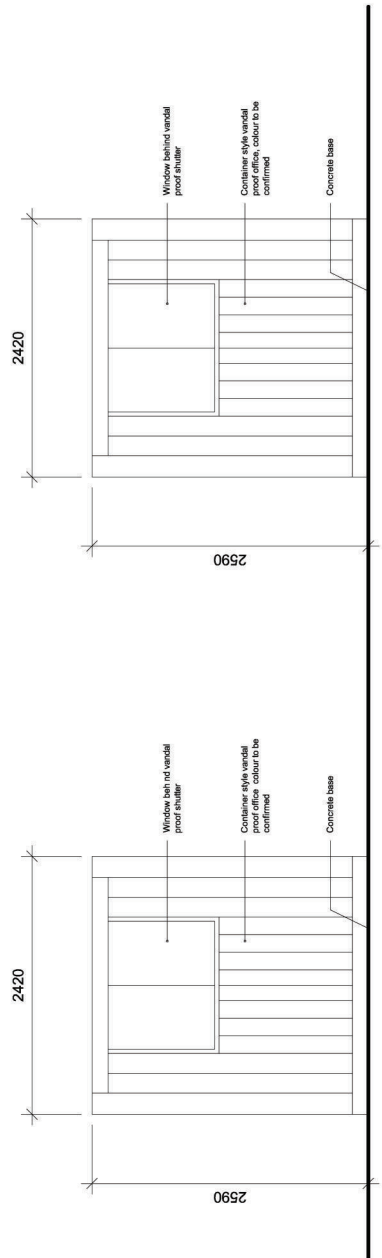
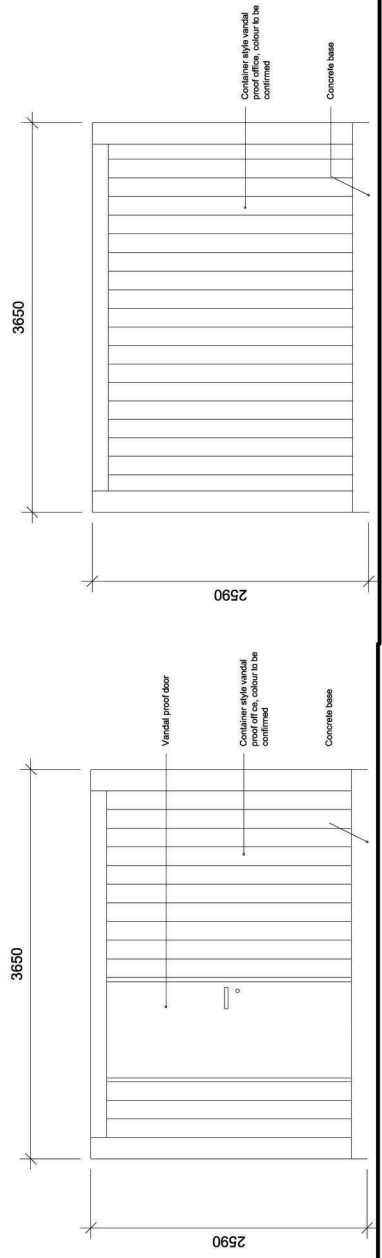
1045 / SK100F

Drawing No. 1-500 @ A3
Scale: 1:500 @ A3
Date: January 2011

Site Plans



OFFICE PLAN



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Rev. Date Amendment

KEWFERRY HILL,
RICKMANSWORTH,
PROPOSED DOG TRAINING AND DAY CARE

SpUd Architects Ltd

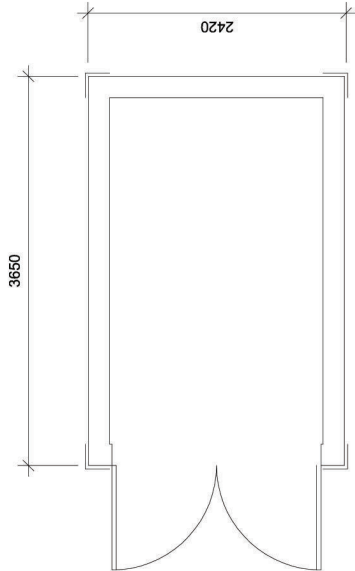
14 Abbots Road Abbots Langley Hertfordshire WD5 0AZ
Tel: (01923) 215131 Mob: 07527 620842 Email: info@spudarchitects.co.uk

Drawing No. 1045 / SK103

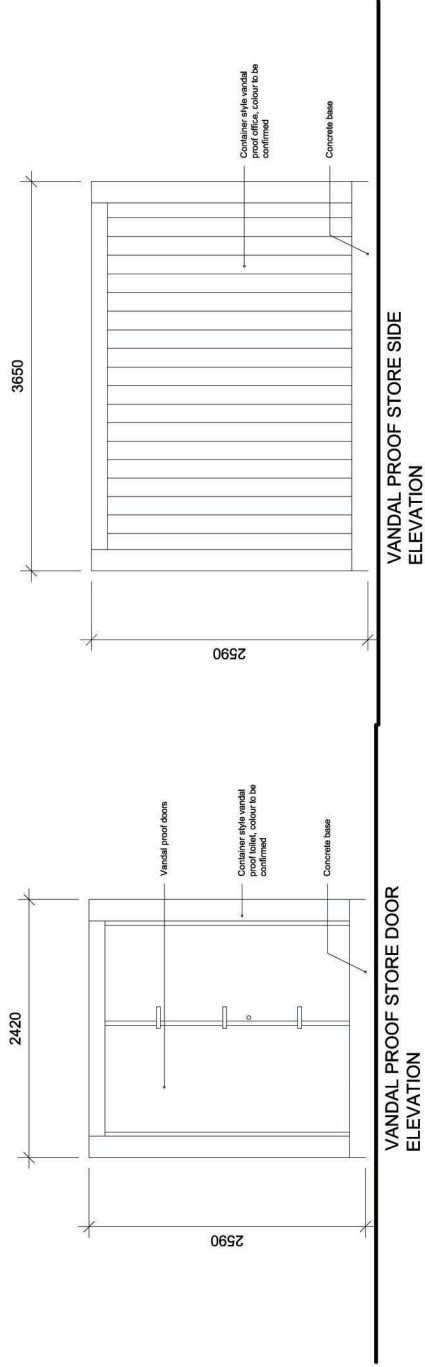
for
Mrs Chamberlin
Drawing Title
OFFICE BLOCK

Scale: 1-50 @A3

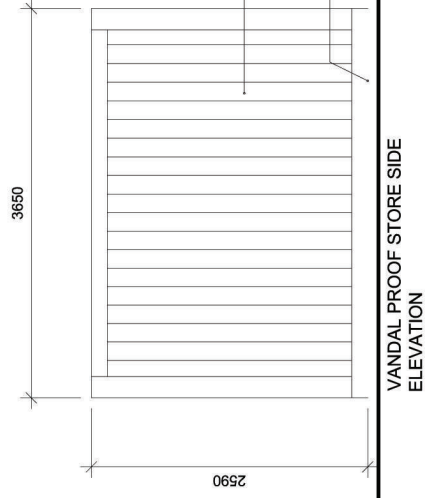
Date: January 2011



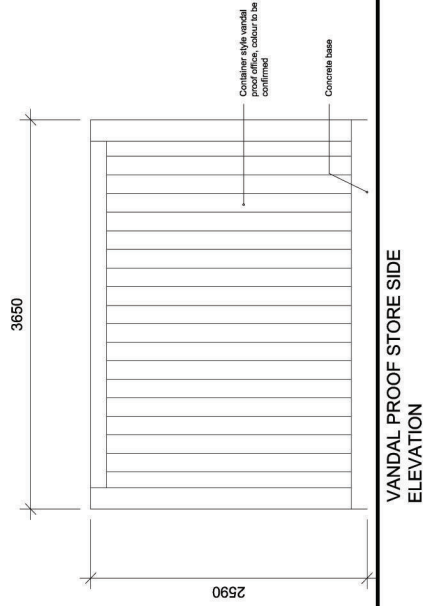
STORE PLAN



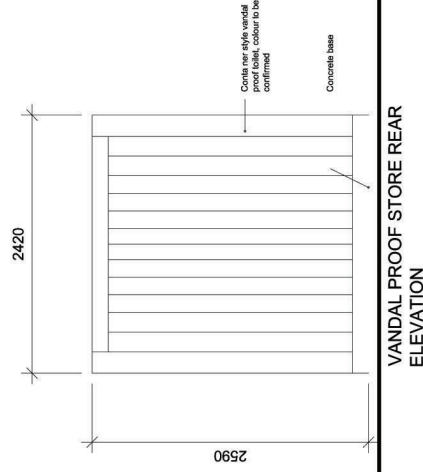
VANDAL PROOF STORE DOOR ELEVATION



VANDAL PROOF STORE SIDE ELEVATION



VANDAL PROOF STORE SIDE ELEVATION



VANDAL PROOF STORE REAR ELEVATION



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Rev. Date Amendment

KEWFERRY HILL,
RICKMANSWORTH.
PROPOSED DOG TRAINING AND DAY CARE

for
Mrs Chamberlain
Drawing Title

SpUd Architects Ltd

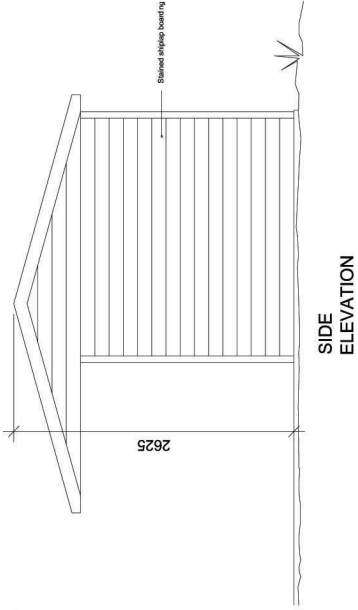
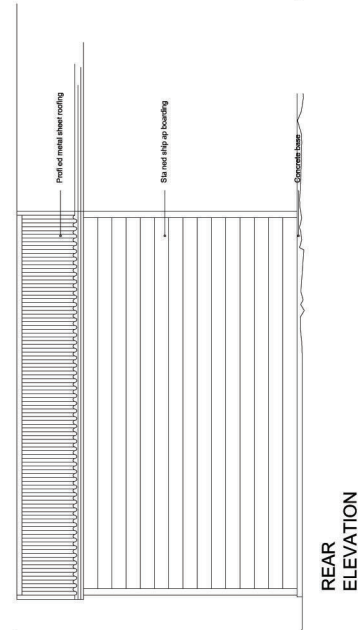
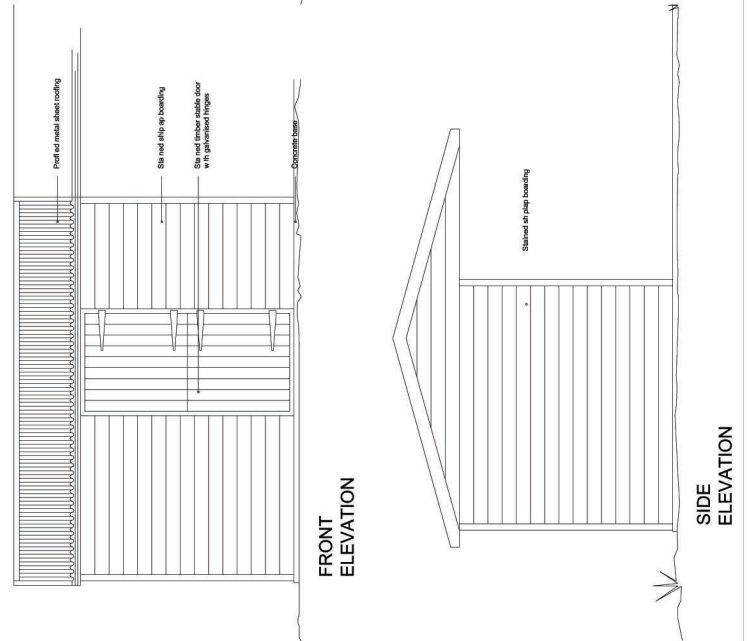
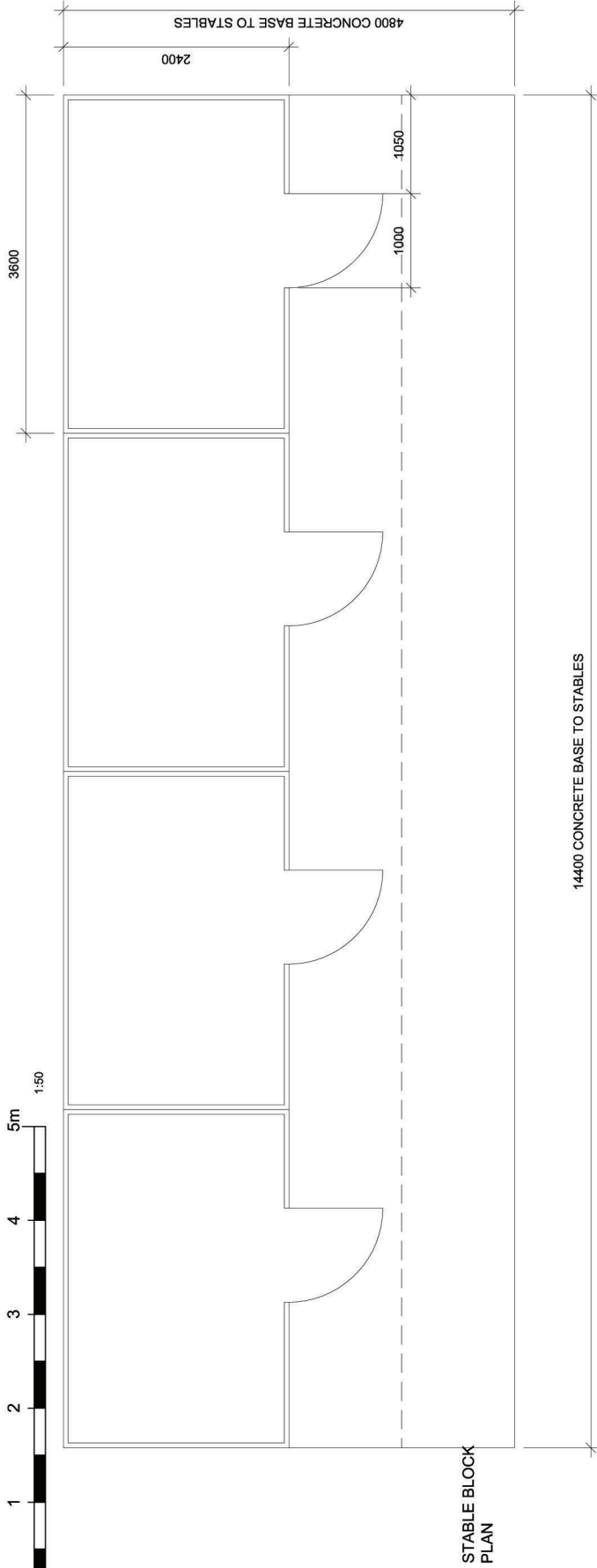
14 Abbots Road Abbots Langley Hertfordshire WD5 0AZ
Tel: (01923) 215131 Mob: 07527 620842 Email: info@spudarchitects.co.uk

Drawing No. 1045 / SK105

Scale: 1-50 @A3

Date: January 2011

STORE BLOCK



A. 27/01/2011 Stable height added
Rev. Date Amendment

KEWFERRY HILL,
RICKMANSWORTH,
PROPOSED DOG TRAINING AND DAY CARE

for
Mrs Chamberlain
Drawing Title

SpUd Architects Ltd

14 Abbots Road
Abbots Langley
Tel: (01923) 215131
Mob: 07527 62042

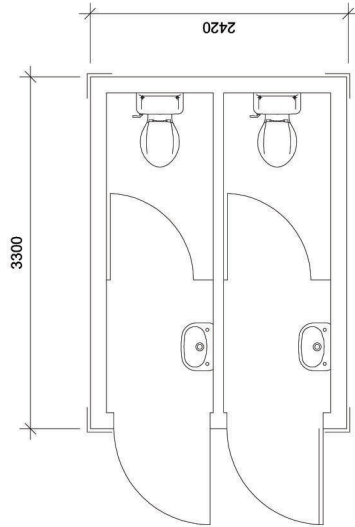
Herefordshire
WDS 0AZ
Email: info@spudarchitects.co.uk

Drawing No. **1045 / SK102A**

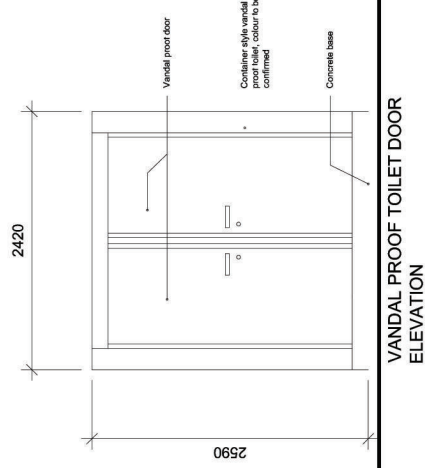
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Date: January 2011

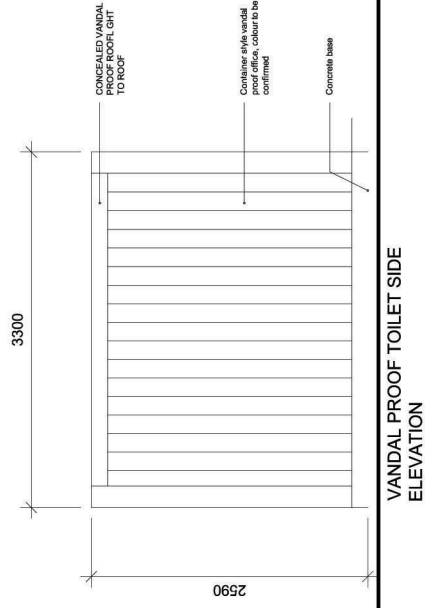
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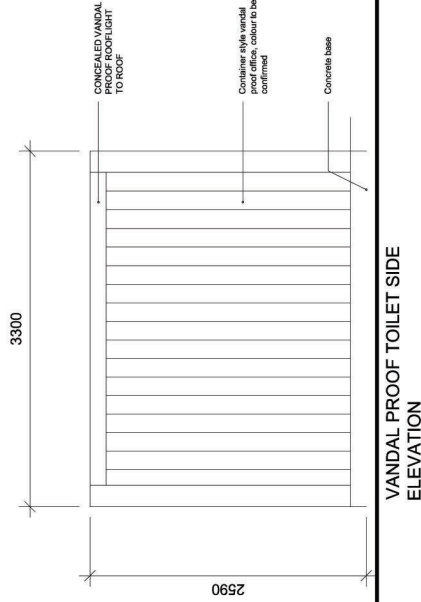
TOILET PLAN



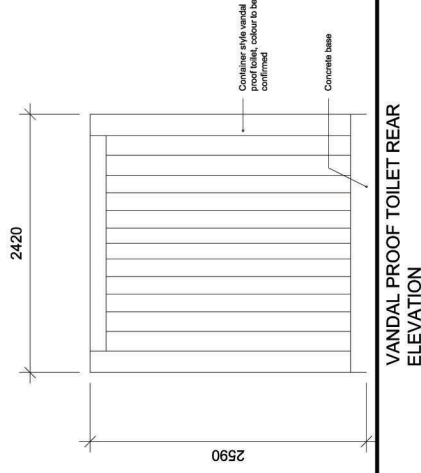
VANDAL PROOF TOILET DOOR ELEVATION



VANDAL PROOF TOILET SIDE ELEVATION



VANDAL PROOF TOILET SIDE ELEVATION



VANDAL PROOF TOILET REAR ELEVATION



Rev. Date Amendment

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KEWFERRY HILL,
RICKMANSWORTH.
PROPOSED DOG TRAINING AND DAY CARE

SpUd Architects Ltd

14 Abbots Road
Abbots Langley
Tel: (01923) 215131 Mob: 07527 62042 Email: info@spudarchitects.co.uk

Herfordshire

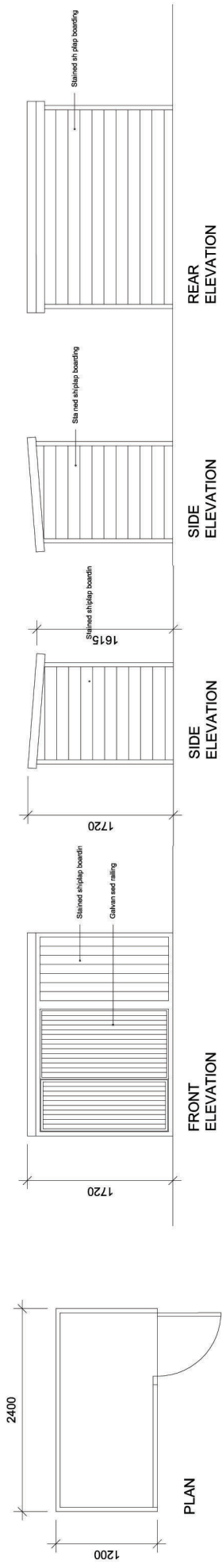
WD5 0AZ

Drawing No. 1045 / SK104

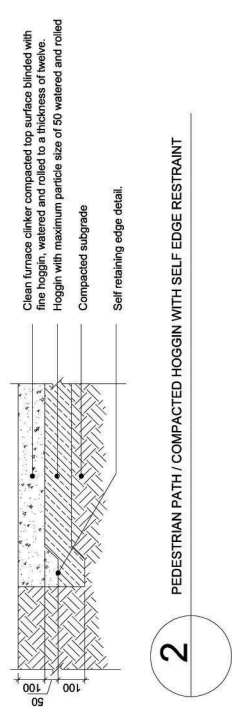
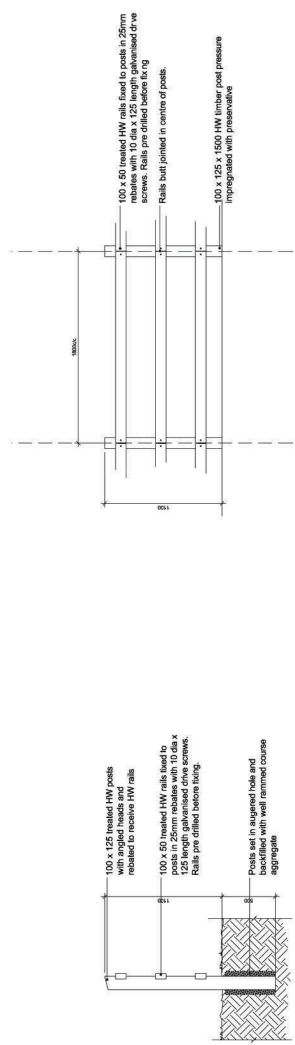
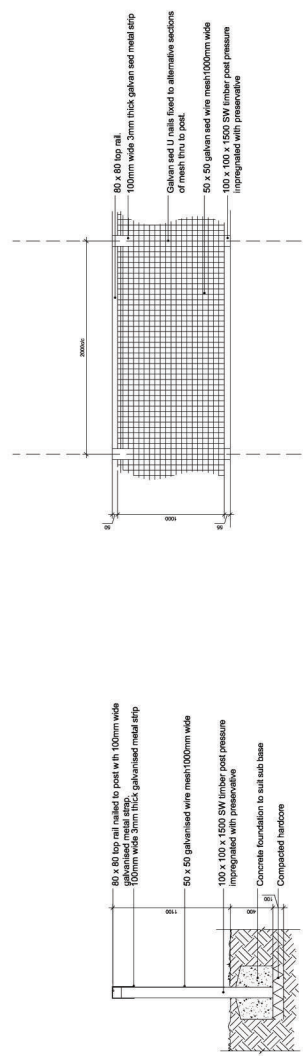
TOILET BLOCK

Scale: 1-50 @A3

Date: January 2011



DOG ACCOMODATION.



Rev. Date Amendment

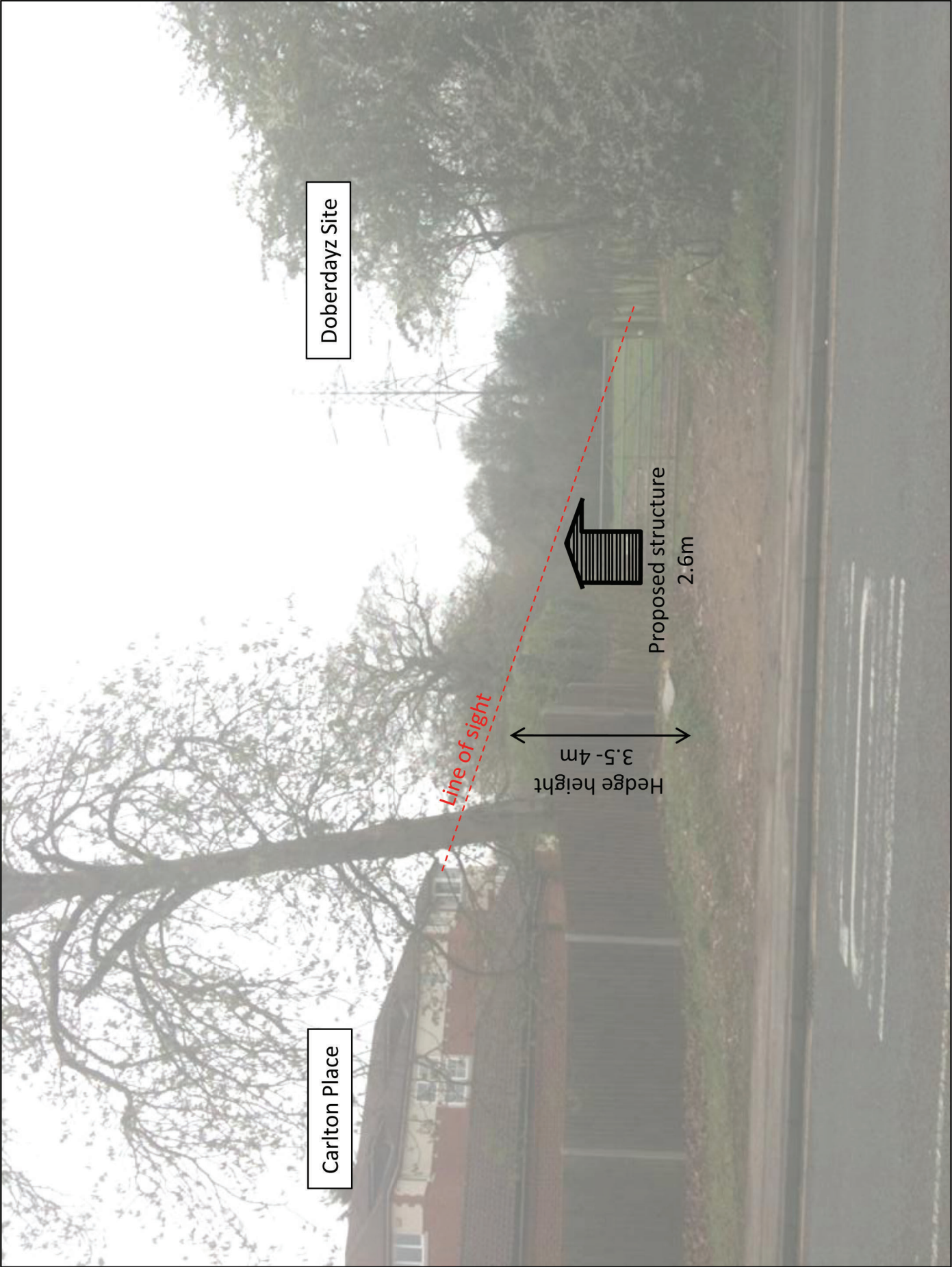
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KEWFERRY HILL, RICKMANSWORTH.
PROPOSED DOG TRAINING AND DAY CARE
for
Mrs Chamberlin
Drawing Title

SpUd Architects Ltd
14 Abbots Road
Heirfordshire
Tel: (01923) 715131 Mob: 07527 62042 Email: info@spudarchitects.co.uk

1045 / SK101
Drawing No.
1-50/10 @A3
Scale:

KENNELS, ENCLOSURES and SURFACES
Date: January 2011



Doberdayz Site

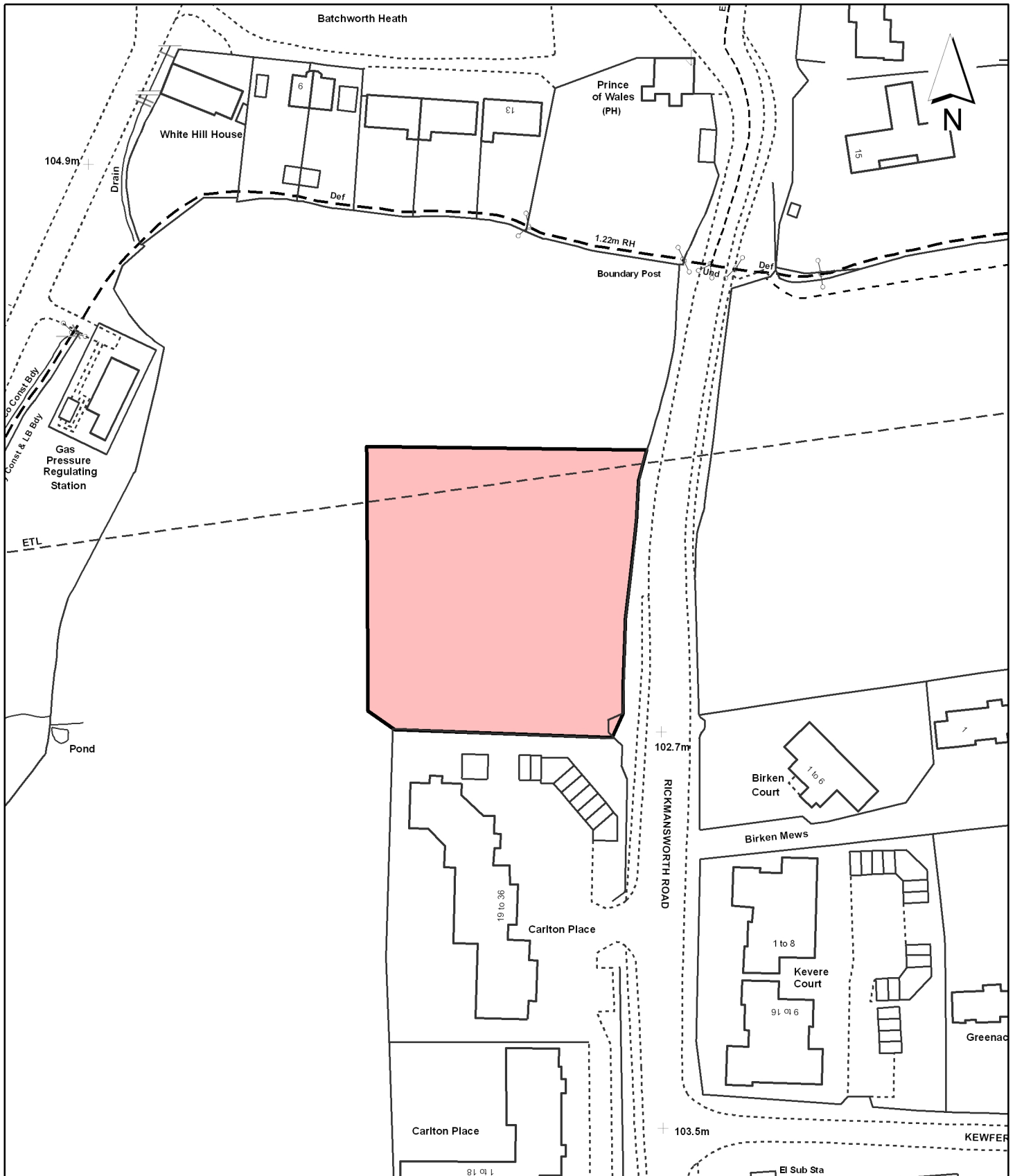
Carlton Place

Line of sight


Hedge height
3.5-4m



Proposed structure
2.6m



Notes

 Site boundary

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Site Address

**Land north of Carlton Place
Rickmansworth Road
Northwood**

Planning Application Ref:

67584/APP/2011/232

Planning Committee

North Page 173

Scale

1:1,250

Date

May 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 186 FIELD END ROAD EASTCOTE PINNER

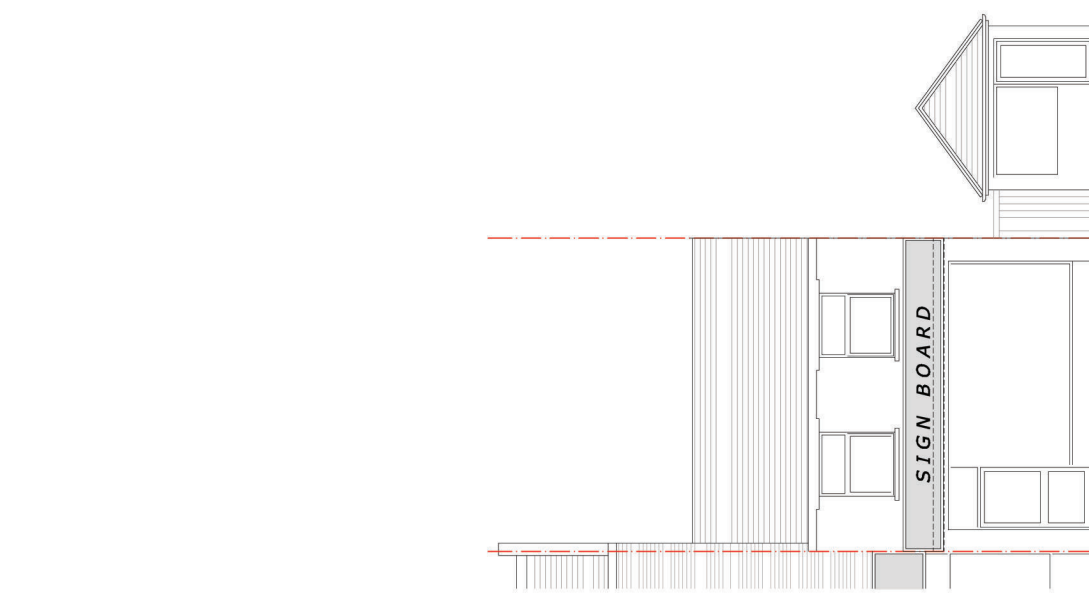
Development: Change of use from photographic studio to accountancy office (Use Class A2)

LBH Ref Nos: 2294/APP/2011/415

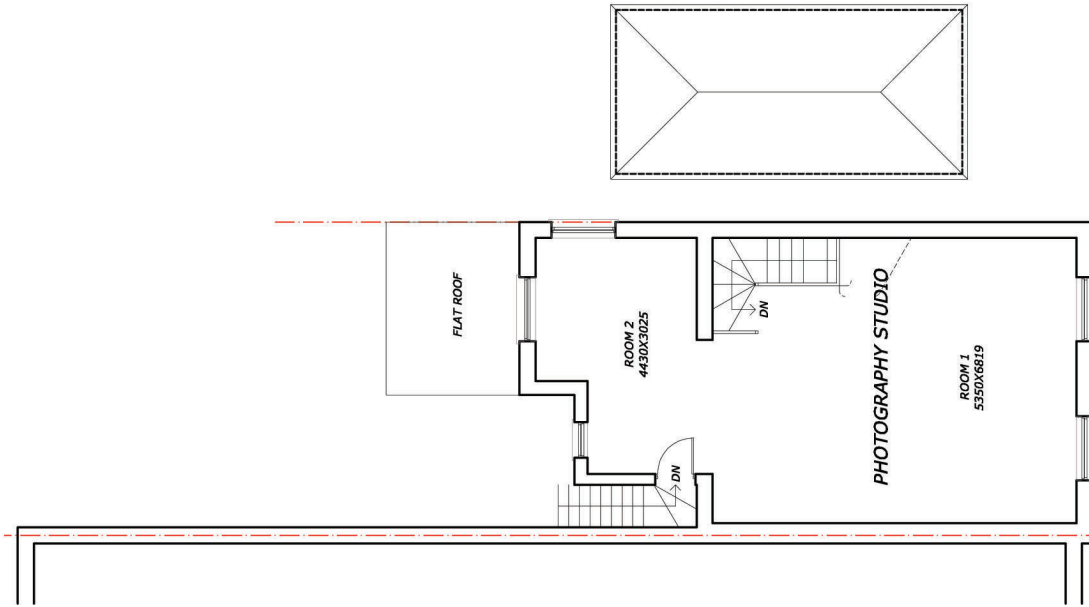
Date Plans Received: 23/02/2011

Date(s) of Amendment(s):

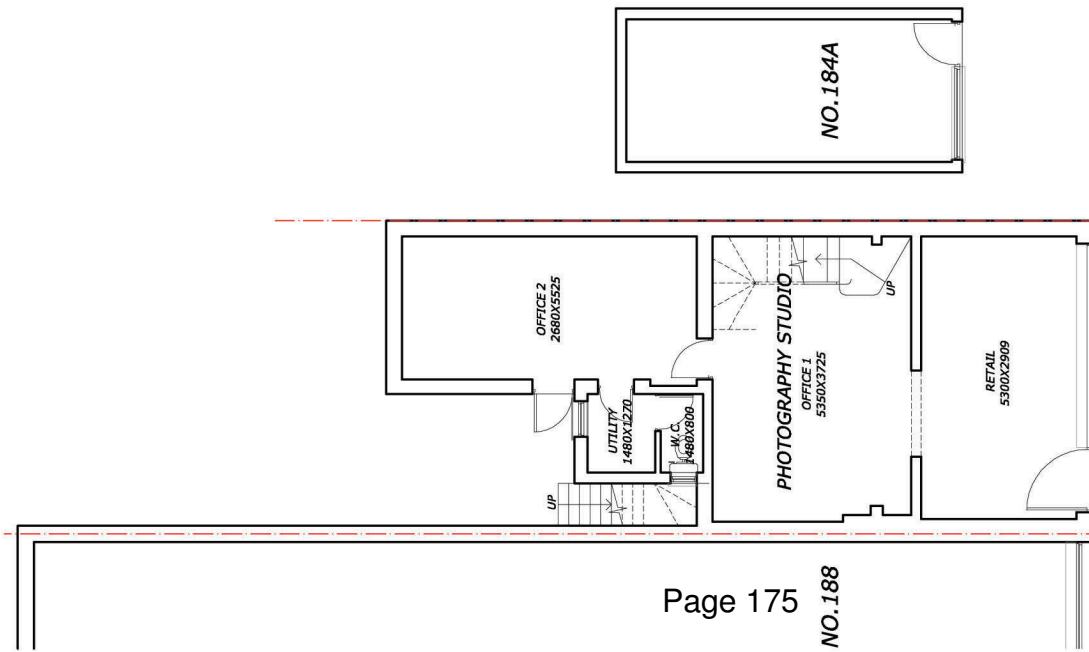
Date Application Valid: 01/03/2011



FRONT ELEVATION



FIRST FLOOR PLAN
Internal Area: 49.50 sq.m



GROUND FLOOR PLAN
Internal Area: 55.78 sq.m

TOTAL GROSS INTERNAL AREA: 105.28 sq.m

PAVEMENT
FIELD END ROAD



PR Architecture Ltd.
Chartered Architect
120, Pinner Road, Harrow, HA1 4JD.
Tel:020 8898 5008



PROJECT NO.
11.06

D

C

B

A

REVISIONS
SUBMITTED TO
PLANNING
DEPARTMENT

REVISIONS
SUBMITTED TO
PLANNING
DEPARTMENT

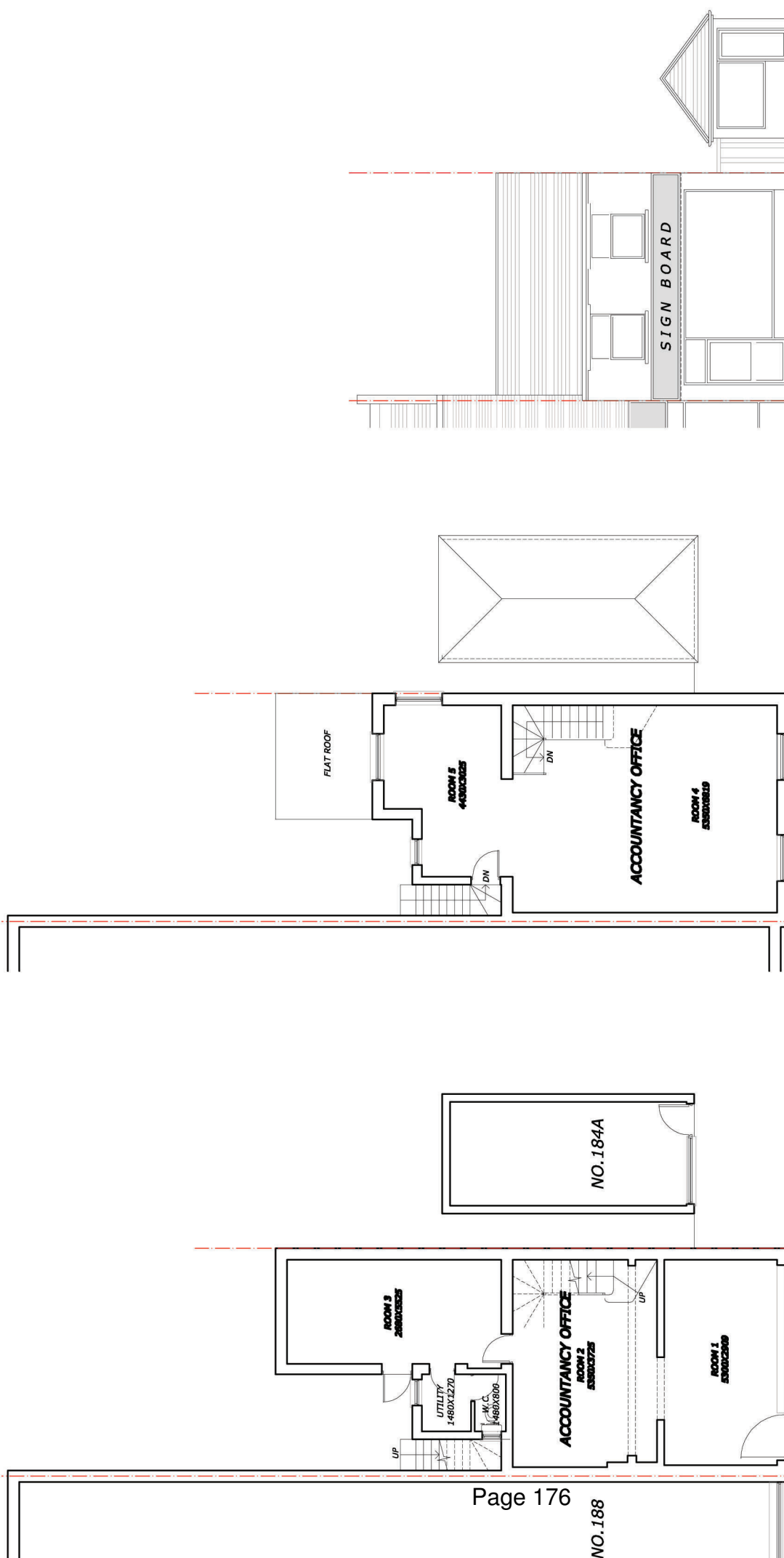
DETAIL
PLANS AND ELEVATION.

SCALE
1:100

DWG NO.
01A

PROJECT
186 FIELD END ROAD, EASTCOTE, PINNER.

EXISTING BUILDING



GROUND FLOOR PLAN
Internal Area: 55.78 sq.m

FIRST FLOOR PLAN
Internal Area: 49.50 sq.m

FRONT ELEVATION

PAVEMENT
FIELD END ROAD

TOTAL GROSS INTERNAL AREA: 105.28 sq.m



PROJECT 186 FIELD END ROAD, EASTCOTE, PINNER. PROPOSED CHANGE OF USE A1 TO A2	DWG NO.	SCALE	DETAIL	A	B	C	D	PROJECT NO.	 11.06	PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HX1 4JD. Tel: 020 8898 5208
	02A	1:100	PLANS AND ELEVATION	SUBJECT SUBMITTED TO PLANNING DEPARTMENT 	SUBJECT CHANGED IN PLAN					



Notes

 Site boundary

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Site Address

**186 Field End Road
Eastcote**

Planning Application Ref:

2294/APP/2011/415

Planning Committee

North Page 177

Scale

1:1,250

Date

May 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 89/91 JOEL STREET NORTHWOOD

Development: Change of use from Class A1 (Shops) to part Class A3 (Restaurants and Cafes), part Class A4 (Drinking Establishments), part Class A5 (Hot Food Takeaways) and part Class B1 (Office.)

LBH Ref Nos: 45536/APP/2010/2946

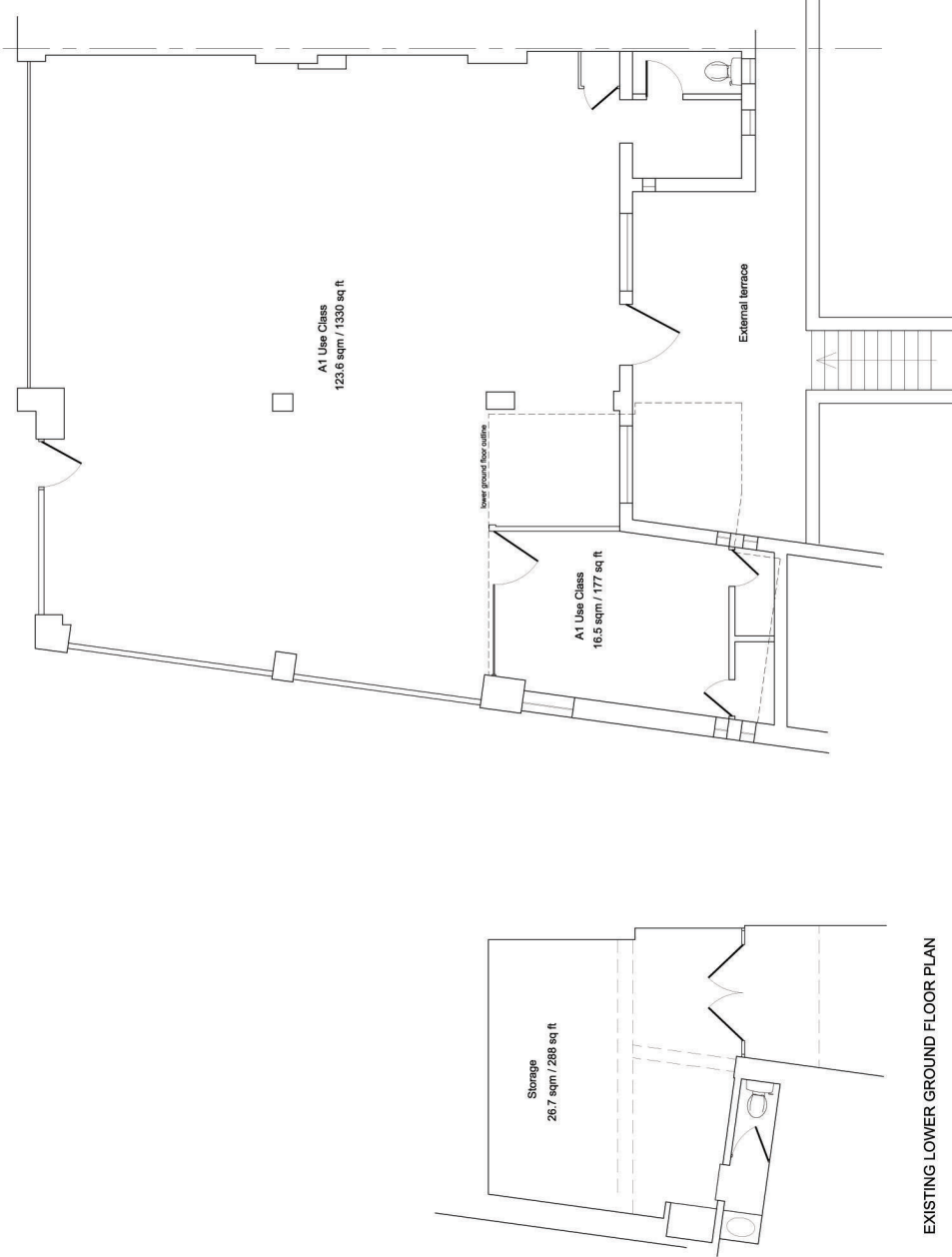
Date Plans Received: 22/12/2010

Date(s) of Amendment(s): 22/12/2010

Date Application Valid: 13/01/2011

13/01/2011

06/04/2011



EXISTING GROUND FLOOR PLAN

EXISTING LOWER GROUND FLOOR PLAN

All dimensions must be checked on site and not scaled.
 Any discrepancies must be reported to the Surveyor before proceeding. This drawing is to be read in conjunction with all relevant documents.

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Revisions
 A 13.1.11 Use class added.

CLIENT

S Lipman

JOB DESCRIPTION

89/91 Joel Street
 Northwood Hills

DRAWING TITLE
 EXISTING
 FLOOR LAYOUTS

Scale	Date	Drawn	Checked
1:50 @ A1	nov 10	SCC	

cubic
 SURVEYING LIMITED

Cubic Building Surveying Limited
 Prospect House, 19-199 London Road, Illewerth,
 Northwood, Middlesex, HA8 7JH
 T: 020 8597 1003 F: 020 8597 1002
 www.cubics.co.uk
 info@cubics.co.uk

Drawing Number: C12739-01 REV A

Notes

All dimensions must be checked on site and not scaled from this drawing. Any dimensional discrepancies must be reported to the client immediately upon discovery. This drawing is to be used in conjunction with all relevant documents.

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Revisions
A 05.04.11 Further detail added for planning officer

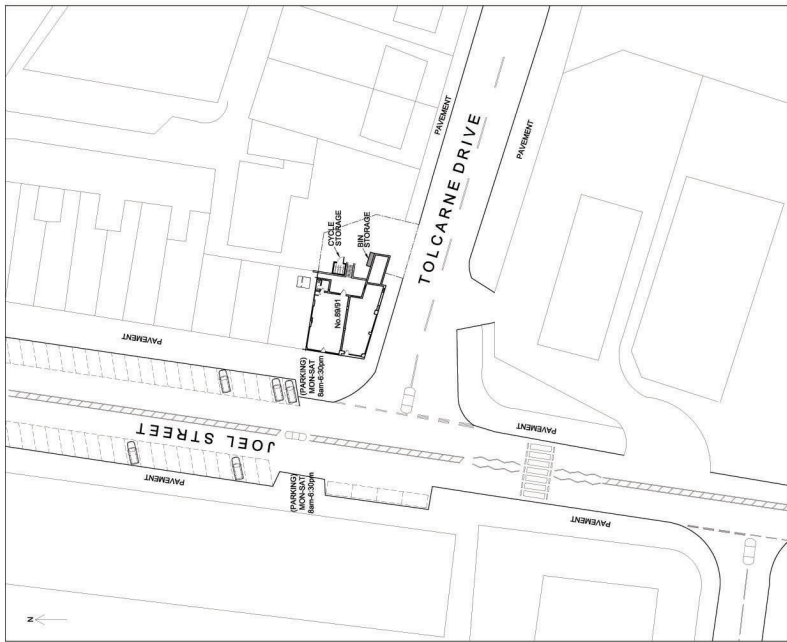
CLIENT
S Lipman
JOB DESCRIPTION
89/91 Joel Street
Northwood Hills

DRAWING TITLE
PROPOSED ELEVATION AND
FLOOR LAYOUTS

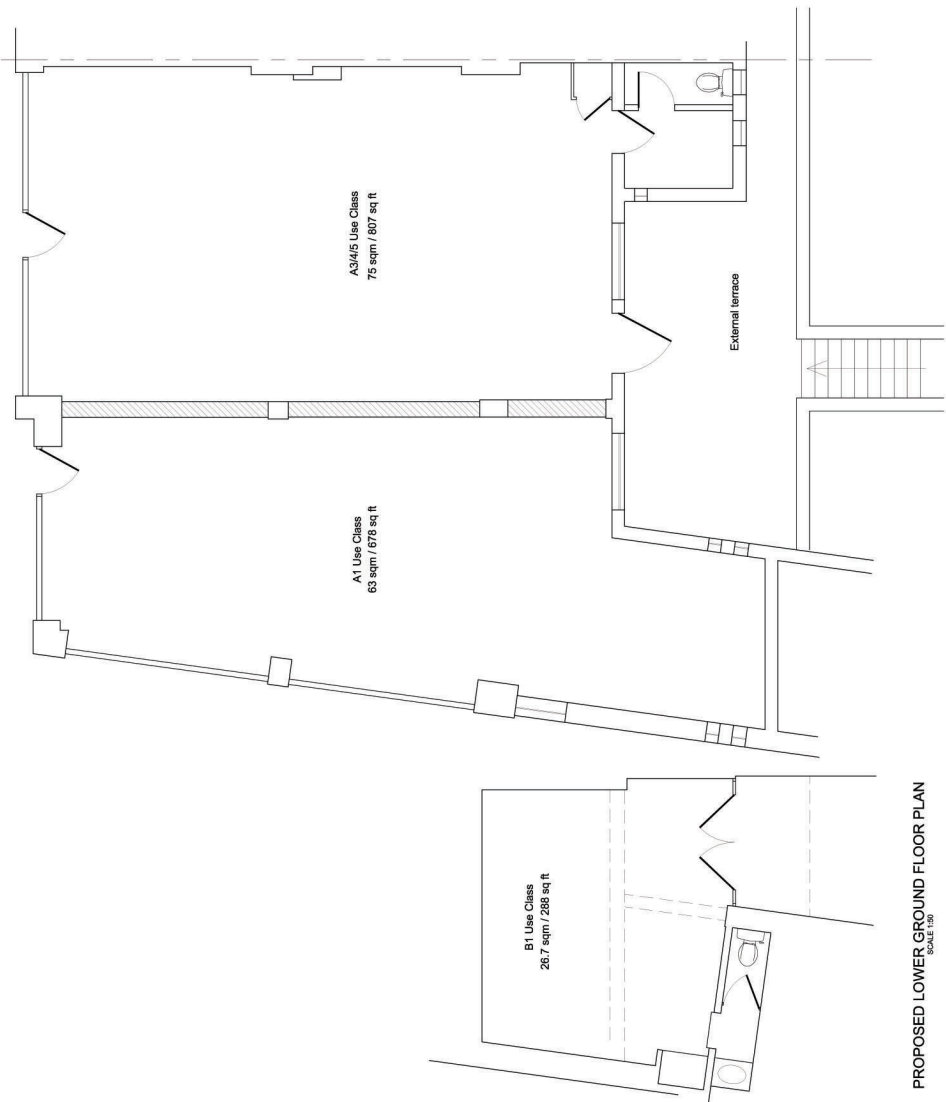
Scale Date Drawn Checked
AS SHOWN APR 11 BJLCS

cubic
Cubic Building Surveying Limited
Prospect House, 191-193 London Road, Isleworth,
T: 020 8897 1000 F: 020 8897 1002
www.cubic.co.uk
info@cubic.co.uk

Drawing Number
C12739-02 A

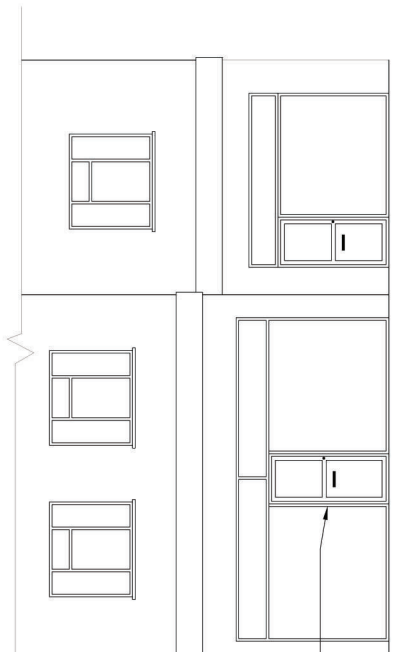


PROPOSED BLOCK PLAN
SCALE 1:500

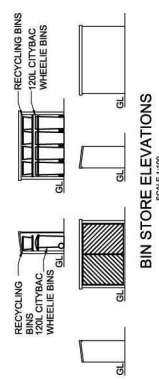


PROPOSED LOWER GROUND FLOOR PLAN
SCALE 1:500

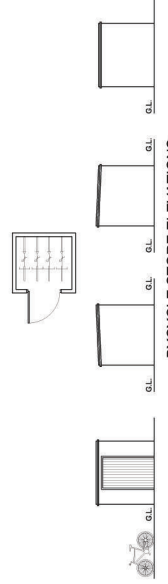
PROPOSED GROUND FLOOR PLAN
SCALE 1:500



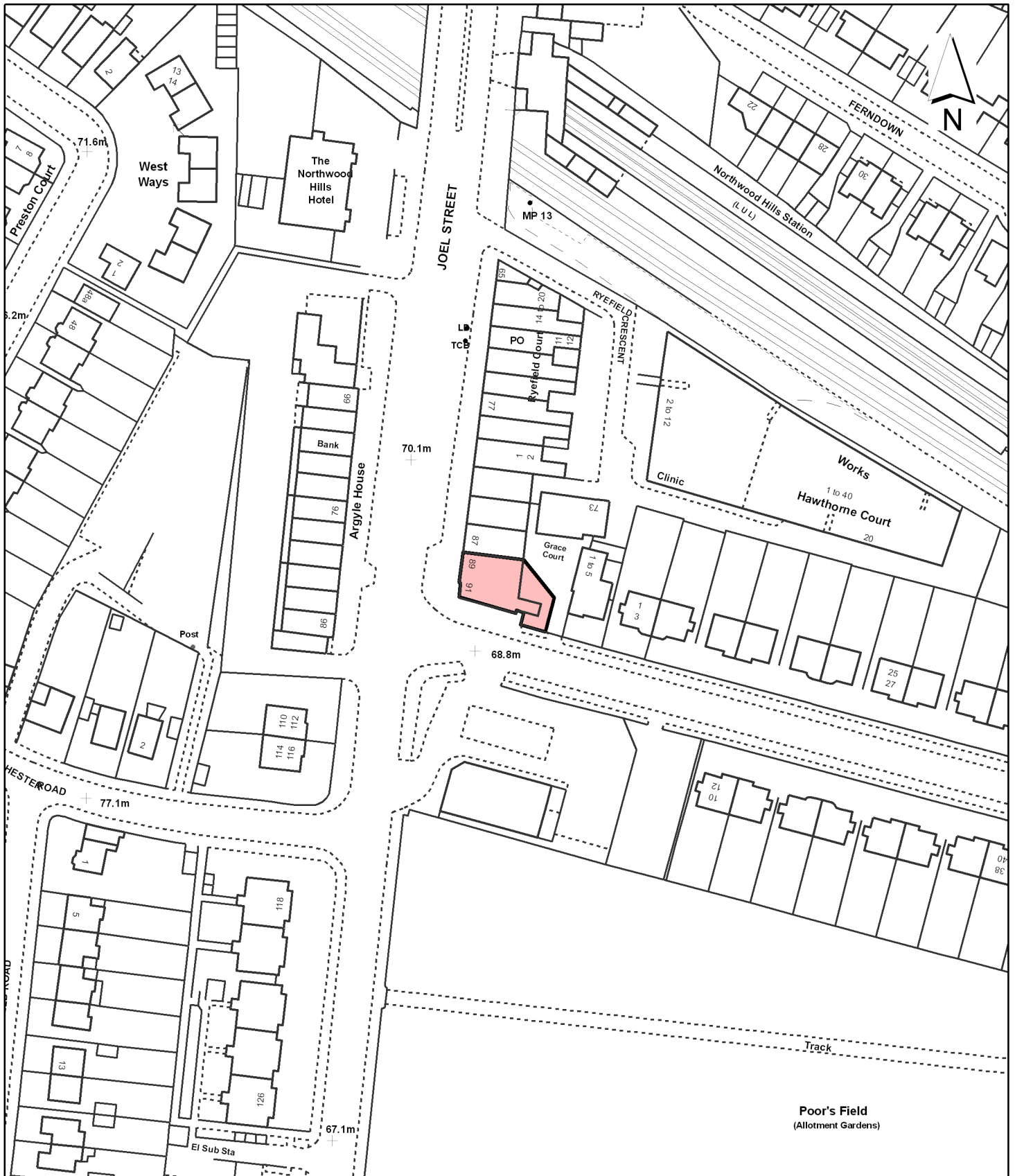
PROPOSED FRONT ELEVATION
SCALE 1:500




BIN STORE ELEVATIONS
SCALE 1:100



BYCYCLE STORE ELEVATIONS
SCALE 1:100



Notes

 Site boundary

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Site Address

**89 - 91 Joel Street
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

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

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

Planning Application Ref:

45536/APP/2010/2946

Scale

1:1,250

Planning Committee

North Page 181

Date

May 2011



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 157-161 AND LAND FRONTING HIGH STREET RUISLIP

Development: Two and half storey linked building comprising 2 x two- bedroom flats, 2 x one-bedroom flats and 2 x studio flats, extension to the beauty saloon and the formation of a new Class A2 ground floor commercial unit (involving part demolition of existing building) and the retention of the beauty saloon use of the existing building, involving the change of use of the ground floor retail unit (Class A1) and 4 existing flats (Class C3) (Part Retrospective Application).

LBH Ref Nos: 64711/APP/2011/214

Date Plans Received: 31/01/2011

Date(s) of Amendment(s): 31/01/2011

Date Application Valid: 09/02/2011

03/02/2011

09/02/2011

17/03/2011

07/04/2011

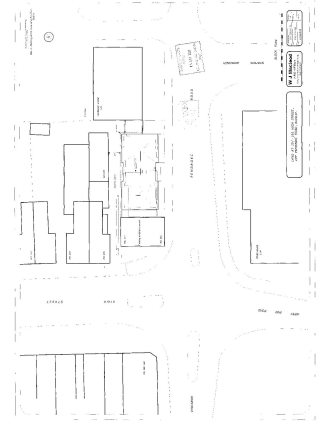
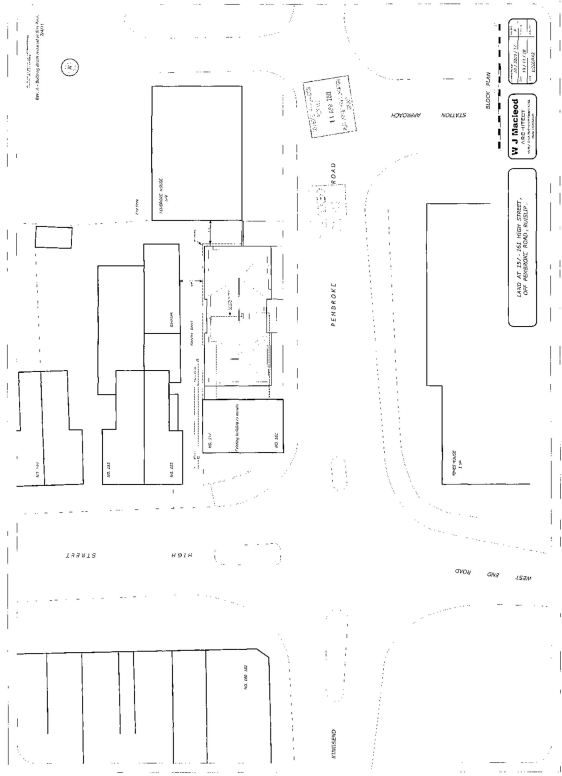
11/04/2011

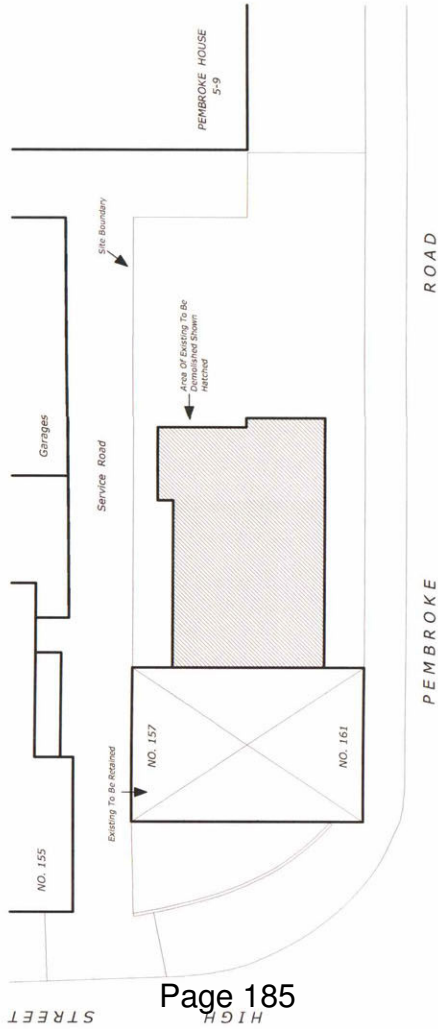
28/04/2011

Report of the Head of Planning & Enforcement Services

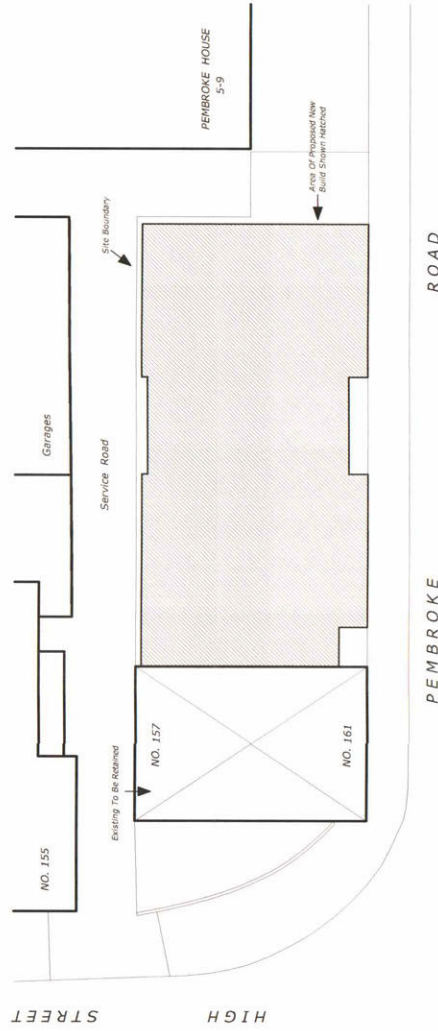
Address 157-161 AND LAND FRONTING HIGH STREET RUISLIP
Development: Part demolition of existing building (Application for Conservation Area consent).
LBH Ref Nos: 64711/APP/2011/215

Date Plans Received:	31/01/2011	Date(s) of Amendment(s):	31/01/2011
Date Application Valid:	09/02/2011		03/02/2011
			17/03/2011
			11/04/2011





EXISTING SITE PLAN



PROPOSED SITE PLAN

LDN BOROUGH OF HILLINGDON
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- 3 FEB 2011
PLANNING & REGISTRATION
GROUP

EXISTING & PROPOSED SITE PLANS



Project No.	10 / 3208 / 13
Date	19 / 11 / 10
Scale	1:200@A2

W J Macleod
ARCHITECT
105 High Street, Ruislip, Hill.
Phone: 01923 88000

LAND AT 157 - 161 HIGH STREET,
OFF PEMBROKE ROAD, RUISLIP.

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HIGH STREET

NO. 153
NO. 155

Car Park

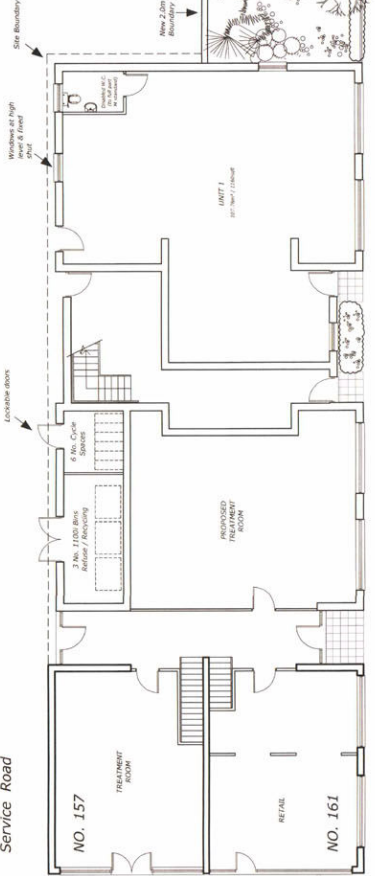
PEMBROKE HOUSE
5-9

Garages

Service Road

NO. 157
TREATMENT ROOM

NO. 161
RETAIL



Existing building to remain

New Build

1.2m High Boundary & Hedge Planting

New 2.2m Boundary Wall

Washbasin High Level & Toilet
Outlet

Lockable door

8 Cycle Storage

Proposed
Reception / Reception



LOW BOUNDARY WALL
1.2m HIGH
- 3 FEB 2011
PLANNING & LANDSCAPE
GROUP

PEMBROKE ROAD

WEST END ROAD

TIMES HOUSE
1-94

GROUND FLOOR / SITE PLAN

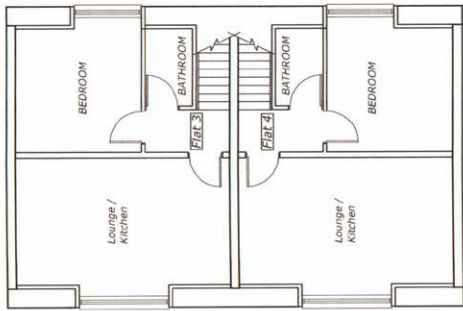


LAND AT 157 - 161 HIGH STREET,
OFF PEMBROKE ROAD, RUISLIP.

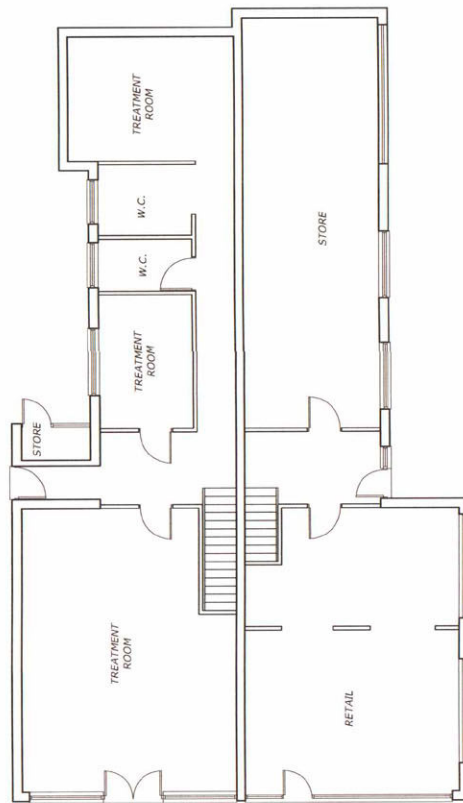
W J Macleod
ARCHITECT
170 High Street, Ruislip, Middlesex HA4 7JL
Phone: 0181 222 2222

Project No.	10 / 2006 / 8
Date	18 / 11 / 10
Scale	1:1000/641

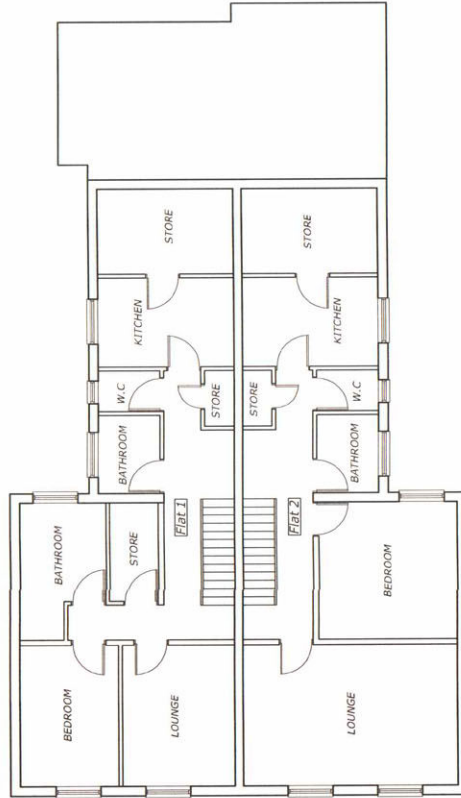
No.	Revision/Update	Date
B	Plans adjusted.	
A	Plans adjusted.	



SECOND



GROUND



FIRST

EXISTING FLOOR PLANS

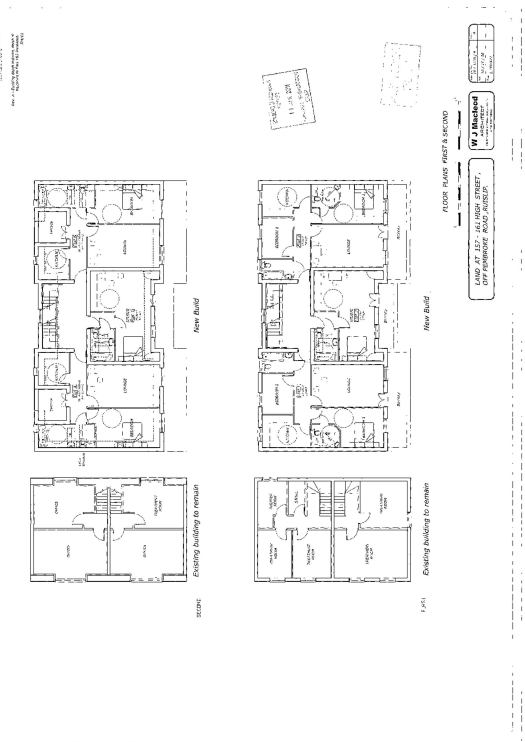


LON BORO OF HILLINGDON
RECEIVED
- 3 FEB 2011
PLANNING & TRANSPORTATION
GROUP

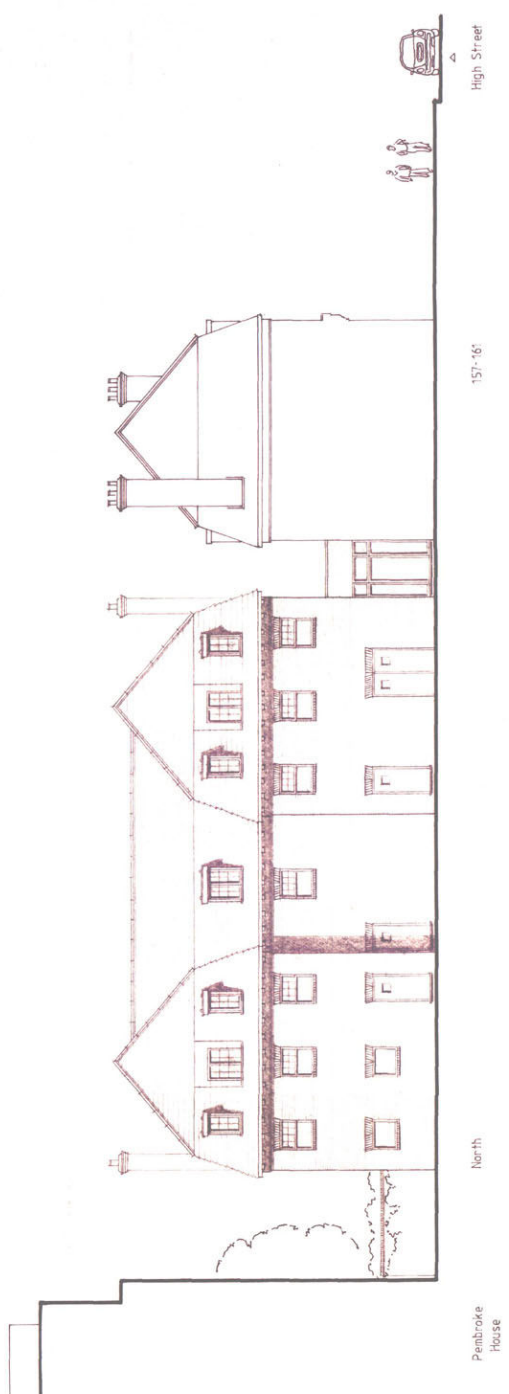
W J Macleod
ARCHITECT
750 High Street, Churchwood, Middlesbrough, Cumbria, UK, YO8 1PL
phone: 01902 340000

LAND AT 157 - 161 HIGH STREET,
OFF PEMBROKE ROAD, RUJISLIP.

Project No.	Revision
10 / 3208 / 5	B
22 / 2 / 10	
1:1000/A2	

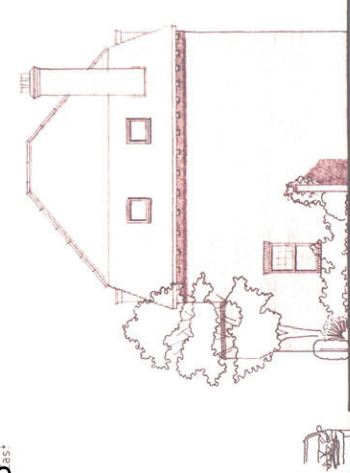


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 1801 A. UNIVERSITY & ARTS BLDG. ACCREDITED
 10/13/11
 REV. B. EAST & WEST ELEVATIONS
 ACCREDITED. 7/14/11

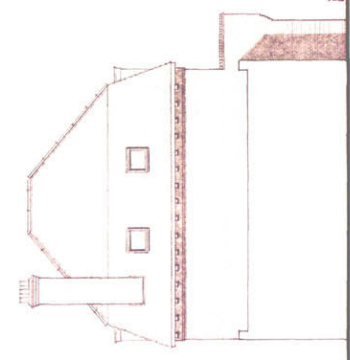


Pembroke House
 North
 157' 61"
 High Street

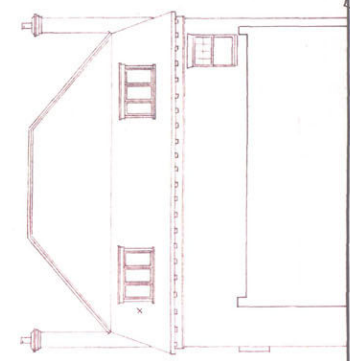
West



Pembroke Road
 Service Road
 Garages



Service Road
 Garages
 Pembroke Road



East 157-161
 X - ORIGINAL CURVING
 ELEVATIONS

AMENDED PLAN

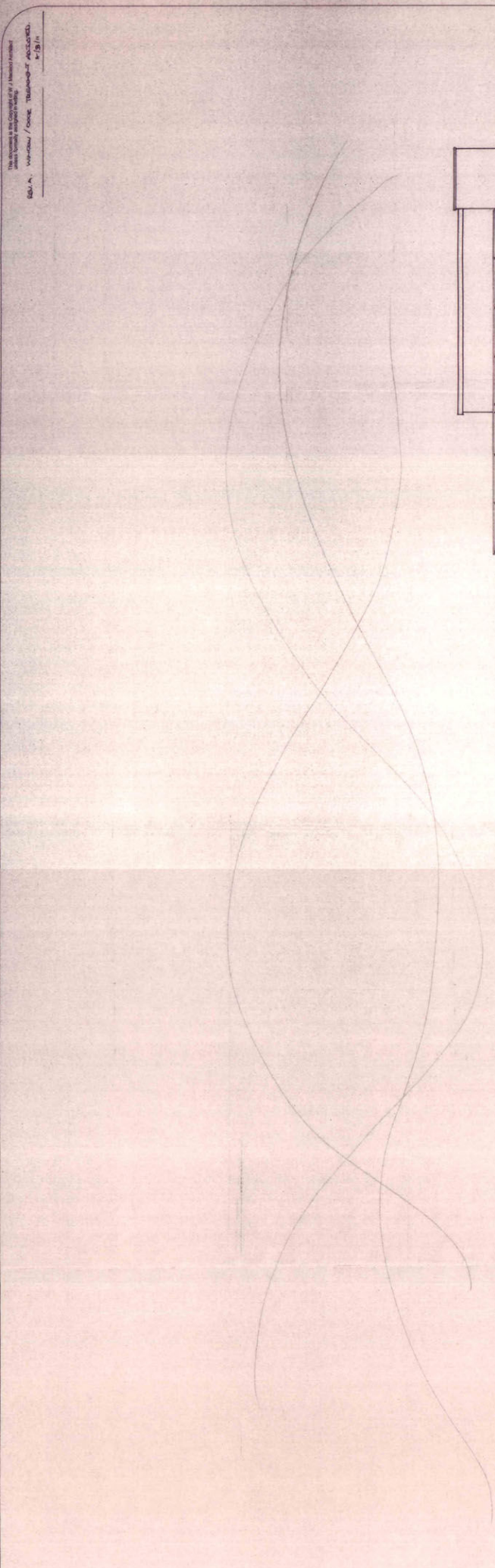
LAMBERG OF PENNSYLVANIA
 RECEIVED
 11 APR 2011
 PLANNING & TRANSPORTATION
 GROUP

LAND AT 157-161 HIGH STREET,
 OFF PEMBROKE ROAD, RUISLIP.

W J Macleod
 ARCHITECT
10 High Street, Newcastle Business Park SE, June 2002 04000

Quantity Number	Revision
10 / 3208 / 11	B
23 / 11 / 10	Drawn by
1-100 / A1	Date Revisions





157-161 HIGH STREET, RUISLIP
 RECEIVED
 17 MAR 2011
 PLANNING & TRANSPORTATION
 GROUP

AMENDED STREET SCENE
 PLAN

LAND AT 157-161 HIGH STREET,
 OFF PEMBROKE ROAD, RUISLIP.

W J Macleod
 ARCHITECT

157 High Street, Ruislip, Middlesex, UK. Tel: 0181 871 1111

Project Number	10 / 3009 / 10	Revision	A
Date	17 / 11 / 10	Drawn by	
Scale	1 : 100 / A1	Site Reference	H

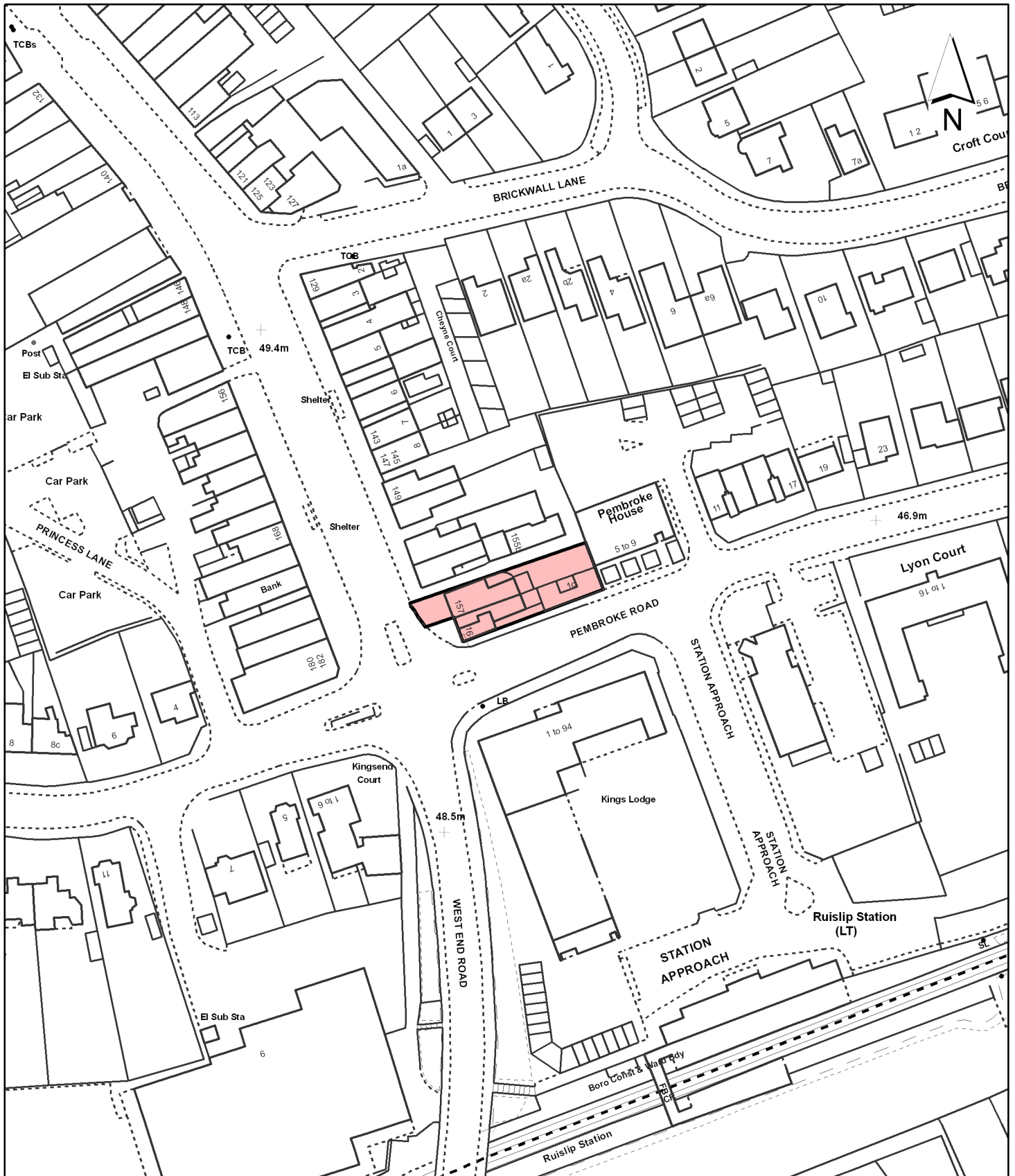


Pembroke House
 Pembroke Road

Proposed

157-161

High Street



Notes

 Site boundary

For identification purposes only.

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Site Address

**157 - 161 High Street
Ruislip**

Planning Application Ref:

64711/APP/2011/214

Planning Committee

North Page 191

Scale

1:1,250

Date

May 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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HILLINGDON LONDON

Meeting:	North Planning Committee		
Date:	Thursday 19th May 2011	Time:	7.00pm
Place:	Committee Room 5, Civic Centre, Uxbridge		

ADDENDUM SHEET

Item: 6	Page: 1	Location: South Ruislip Library, Plot B, Victoria Road, Ruislip	
Amendments/Additional Information:		Officer Comments	
<p>1. Replace Drw. Nos. 2009/D42B/23 and 2 (Hard and Soft Landscape Plan) received 16/06/2010, 2009/D42B/P/05 Rev. D, 08 Rev. B, 09 Rev. B, 10 Rev. B, 11 Rev. A, 12 Rev. B, 13 Rev. B, 20 Rev. B, 21 Rev. B, 23 Rev. A, 24, 27 Rev. A, 28 Rev. A and 29A received 11/10/2010 and 2009/D42B/P/07 Rev. F, 18 Rev. E, 26 Rev. D and 30 Rev. B received 13/04/2011 with 2009/D42B/P/18 Rev. F, 2009/D42B/P/22 Rev. B, 2009/D42B/P/26 Rev. D and 2009/D42B/P/30 Rev. C received 13/05/2011 and 2009/D42B/P07 Rev. E and 2 Rev. C received 18/05/2011.</p> <p>2. Delete Conditions 8 - TL2 Trees to be retained and 9 - TL3 Protection of trees during site clearance and development.</p> <p>3. Add Condition TL1 - Existing Trees - Survey, modified by adding at end of clause (iv) 'that should not conflict with the tree planting on the approved landscaping scheme' and deleting clause (v).</p> <p>4. In condition 10 TL5 - Landscaping Scheme, after 'The scheme shall include' delete all items and replace with 'details of hard standing - fencing/railings, benches and hard-surfacing.'</p> <p>5. In condition 22, replace '43m' with '70m'.</p> <p>6. In condition 23, after 'for their sole use', add '4 disabled spaces, leaving 5 visitor</p>		<p>1. For revision.</p> <p>2. For correction.</p> <p>3. For revision/correction.</p> <p>4. For revision/correction.</p> <p>5. For correction.</p> <p>6. For greater clarity.</p>	

spaces'.

7. Add Condition SUS8 - Electric Charging Points

8. In Section 7.11, in first paragraph, delete second sentence. In third sentence, replace 'building' with 'the 2 blocks'. Delete fourth and fifth sentences. In second paragraph, replace 'the site', with 'Plot A'. Delete third paragraph. In fourth paragraph, delete 'currently under construction'. Replace the fifth paragraph with 'Following the latest revised plans, the Council's Urban Design/Conservation Officer raises no objections to the scheme. In sixth paragraph, delete last sentence.

9. Add revised comments of the Highway Officer:

The proposal site lies on the north-eastern side of Victoria Road. Victoria Road is a Classified Road and is designated as a Local Distributor Road within the Council's Unitary Development Plan (UDP) road hierarchy.

The site is shown to be in an area with a PTAL accessibility rating of 2, (on a scale of 1-6, where 6 is the most accessible), as indicated on maps produced by TfL. The site is therefore shown to have a low level of accessibility to public transport. However there are bus and train/underground links in the surroundings.

It is prohibited to park on Victoria Road by double yellow lines 'at any time' parking restrictions. Public car park in Long Drive is nearby and has a total of 58 spaces.

A total of 36 no. car parking spaces are proposed for the development, including 4 no. disabled bay) for 31 flats. The car parking provision is considered to be acceptable. A public car park is also nearby. The provision of the car parking should be covered through a suitable planning condition.

A new vehicular crossover has been proposed. A new bellmouth give-way access with tactile paving would instead be more suitable. The type and details of the vehicular access including swept paths should be covered through a suitable planning condition. There are no gates

7. For revision/correction

8. For correction/revision.

9. For revision.

proposed at the vehicular access.

The development is proposed to have covered cycle storage for 31 no. cycle stands, which is considered acceptable. The provision of the cycle parking should be covered through a suitable planning condition.

The vehicular access should be provided with the requisite pedestrian visibility splays of 2.4m x 2.4m on both sides and vehicular sightlines of 2.4m x 70m to be covered through suitable planning conditions.

The refuse storage areas will be provided with pedestrian paths and access to facilitate bins' trundling and are within acceptable distance from the highway.

Victoria Road is a busy road and right turning movements into the site have the potential to have a detrimental effect on the free flow of traffic. A short right turning lane is being proposed which would improve the flow of traffic and help in minimising vehicle conflicts, but its location shown on the proposed plans will need to be amended and agreed with the LPA. All highway works including right turning lane, reinstatement of the existing access/crossover and the proposed access arrangements should be covered through a s278 agreement.

The transport appraisal submitted with the application is not up to date and the trip rates quoted are not fully representative of the application site. However given the existing permitted use of the site and the scale of the proposed development, in terms of vehicular trip generation/attraction, the future trips associated with the development are unlikely to have a significant effect on the capacity of the highway network.

In light of the above considerations; the development is unlikely to have a detrimental highways impact. The scheme is acceptable subject to the conditions and informatives recommended in the report, with the exception of Condition 22, as the 43m visibility distance should be replaced with 70m.

10. Add revised comments of the Tree/Landscape Officer on the revised scheme:

10. For revision.

The existing trees do not constrain the development of the site and the individual removals will have a low impact. However, the loss of all of the trees should be mitigated by tree planting.

The revised layout reserves limited space for landscaping and tree planting on the road frontage, and in the amenity space at the rear of the buildings. The landscaping scheme (Dwg. No. 2 Rev. C) makes provision for the planting of a line of 16 narrow-crowned trees on the road frontage, in front of the buildings and the car park and 10 Birch trees in the amenity space behind the buildings, in replacement of the existing trees. The scheme also includes a new evergreen hedge behind 1m-high railings adjacent to the pavement, and an outdoor sitting area at the front of the site. In that context there is no objection to the loss of several trees on the site. In addition, the extensive planting will provide some screening, and will reduce the visual impact of the buildings.

A specification of the hard and soft landscaping, and details of maintenance for a period of 12 months is included on the revised 'Hard and Soft Landscape' drawing. However, whilst the fencing, railings, benches, hard-surfacing, etc. are described on the drawing, the hard landscaping is not detailed, and there is no information about the maintenance of landscaping after the first year. In addition, the services must be designed so that they are consistent with and take account of the tree planting. These matters can be addressed by conditions (see below).

Subject to conditions TL1 (MODIFIED to require details of services that should not conflict with the tree planting on the approved landscaping scheme), TL5 (MODIFIED to require details of hard landscaping - fencing/railings, benches, hard-surfacing), TL6, and TL7, the application is acceptable in terms of Saved Policy BE38 of the UDP.

Item: 10	Page: 85	Location: 89-91 Joel Street, Northwood
Amendments/Additional Information:		Officer Comments
1. Condition 6 should be amended to read: The proposed uses hereby approved shall		1. For correction

not be commenced until details of all extract ventilation systems and odour control equipment including details of any noise levels, external ducting **and measures to control vibration**, have been submitted to and approved by the local planning authority and the equipment so approved has been installed. The approved extract ventilation system equipment and odour control equipment shall be operated at all times when cooking is carried out and maintained in accordance with the manufacturers instructions. The external ducting shall be removed as soon as possible when no longer required.

2. Conditions 7 should be amended to read as follows:

No air handling units 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 has been submitted to, and approved by the Local Planning Authority. 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 in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3. With regard to the comments of the Waste Manager, it should be noted that sufficient space has been identified to comply with the Council's requirements for waste storage and collection and details have been submitted which comply with requirements. Their implementation is controlled by condition.

4. An additional condition No. 14 is recommended as follows:

Before the development commences, details of WC facilities to meet the needs of people with disabilities shall be submitted to and approved in writing by the Local Planning Authority. These approved facilities shall be provided before the use commences and shall be permanently retained thereafter.

2. For correction

3. For clarification

<p>REASON To ensure that the proposal meets the needs of people with disabilities 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.</p>	
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Item: 11	Page: 99	Location: 157-161 High Street, Ruislip
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<i>Amendments/Additional Information:</i>	<i>Officer Comments</i>
<p>1. In Condition 6 (TL5 - Landscaping Scheme), delete items 'Implementation programme' to 'Other vehicle and pedestrian access and circulation area' and last three items from 'Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),'.</p> <p>2. Delete Condition 10 (HLC5 - Industrial and Commercial Development)</p> <p>3. Add comments of Ruislip Residents' Association:</p> <p>We wrote expressing our concerns over a similar planning application (6 May 2010) and ultimately refused on 24 June and some of our principal concerns remain valid with the current application notably access/egress to the site and parking facilities generally.</p> <p>Vehicular access is via a narrow service road directly off the high street and it is difficult to see how visitors/delivery/removal vehicles will be able to manoeuvre so as to ensure they can re-enter the High Street in a facing direction. It should be borne in mind that the site is right on a major road junction.</p> <p>Whilst it is thought that there is no great need for parking provision given nearby car parks we believe that at least one disabled bay should be provided for a resident/visitor and the views of your Disability Access Officer taken into account.</p>	<p>1. For simplification.</p> <p>2. This condition would have controlled the opening hours of the beauty salon, but given that this use, although 'sui generis' is akin to surrounding retail uses whose opening hours are not controlled, its inclusion is not considered to be necessary.</p> <p>3. As regards delivery and removal vehicles, the current proposal does not alter the current situation, with larger service vehicles being unlikely to enter the site. The Planning Inspector on the previous appealed application and the Highway Engineer have not raised an objection to the scheme on this ground.</p> <p>As regards disabled parking, only on residential schemes with 10 or more units would there be a requirement for at least one of the units to be fully wheelchair accessible. This scheme does not meet that threshold and therefore there is no requirement for a disabled space or lift access.</p>