

Report of the Head of Planning & Enforcement Services

Address 150 FIELD END ROAD EASTCOTE PINNER

Development: Erection of a part three storey, part two storey building with roof space accommodation and basement parking, comprising 11 one-bedroom, 27 two-bedroom and 4 three-bedroom residential flats and a retail unit on the ground floor fronting Field End Road (involving demolition of the existing building.)

LBH Ref Nos: 25760/APP/2010/2410

Drawing Nos: 01 REV B
43 REV A
10358/33 REV G
CSA/1471/100 (Planting Specification and Schedule)
7296/01 (Tree Constraints Plan)
7296/02 (Tree Protection Plan)
CSA/1471/100 (Landscape Proposals)
Design and Access Statement
Phase I Environmental Risk Assessment, October 2009
Daylight, Sunlight and Shadow Study, September 2009
Statement of Community Involvement, September 2009
Desk Study and Ground Investigation Report, August 2007
Environmental Noise Survey and PPG24 Assessment Report, 20 July 2007
Transport Assessment, October 2009
Travel Plan, October 2009
Code for Sustainable Homes Assessment Strategy, October 2009
Report on Background Noise, October 2009
Energy Statement, December 2010
10358/35 REV J
10358/34 REV M
Sustainability Statement, March 2011
10358/36 REV G
10358/37 REV G
10358/38 REV J
10358/39 REV M
10358/40 REV M
10358/61 REV C
20276_03_001
Agent's covering email dated 30/04/12

Date Plans Received:	13/10/2010	Date(s) of Amendment(s):	13/10/2010
Date Application Valid:	08/12/2010		08/12/2010
			30/04/2012

1. SUMMARY

This is the fourth application which seeks planning permission for the demolition of the existing three storey office building known as Initial House within the Eastcote Town Centre and the erection of a mixed use, albeit predominantly residential building. This proposal is for a three storey building with accommodation within a mansard type roof space, comprising 42 residential flats and a small retail (Class A1) unit on the ground floor fronting Field End Road. The 'L'-shaped block would comprise 11 one-bedroom, 27

two-bedroom and 4 three-bedroom units. Parking for 42 vehicles, including 5 disabled person spaces would be situated in the basement of the building, accessed from Field End Road.

This application has formed the subject of various negotiations with officers. Unfortunately, the applicant went into receivership last year and the application has been held in abeyance. Receivers have now been appointed and are keen to progress this application.

The existing building is of little architectural merit and no objections are raised to its demolition. The principle of a mixed-use development with a commercial use on the ground floor and residential flats to the rear and above is considered acceptable at this town centre location. The mix of residential units proposed is also considered acceptable.

The bulk of the building has been reduced from that proposed in previous applications. The three storey building, with a subordinate mansard type roof is considered appropriate in this town centre location, adjacent to other three storey blocks. At the rear, it steps down to two storeys where the site adjoins the Eastcote (Morford Way) Conservation Area. The siting, bulk and mass of the building is considered acceptable and would be similar to the existing building. The building's design is also considered acceptable and the Council's Urban Design/Conservation Officer raises no objections, subject to various conditions. The proposal would not adversely affect the amenities of surrounding residential occupiers. As regards the amenity afforded to future occupiers, although the scheme would not satisfy current floor space standards for the larger units, it did satisfy the standards that were in use for development control purposes when the application was submitted. Adequate amenity space would be provided and therefore no objections are raised to the accommodation proposed. The Tree Officer advises that the scheme makes adequate provision to safeguard existing trees and suitable landscape enhancements would be provided. The Highway Engineer advises that the scheme is acceptable on highway grounds. As regards sustainability, the Sustainability Officer advises that a condition is required to ensure the scheme satisfies the requirements of the London Plan (July 2011). Furthermore, although it has been demonstrated that the scheme would not be capable of making a contribution towards affordable housing, it would make appropriate S106 contributions towards local services and facilities as a consequence of the additional demands created by the development.

The application is therefore recommended for approval.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:

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

- (i) A Green Travel Plan for the residential and commercial elements,**
- (ii) An education contribution of £40,281,**
- (iii) A health and social care contribution of £14,126.88,**
- (iv) A community facilities contribution of £20,000,**
- (v) A town centre improvement contribution of £20,000,**
- (vi) A recreational open space contribution of £55,000,**
- (vii) A library contribution of £1,500.73.**
- (viii) A construction training contribution of £18,814.64 or an in-kind scheme**

delivered during the construction phase of the development,
(ix) Project Management and Monitoring fee - 5% of total cash contributions secured.

2. That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

3. If the S106 Agreement has not been finalised within 6 months, the application to be referred back to the Planning Committee for determination at the discretion of the Head of Planning, Sport and Green Spaces and Community Services.

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

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

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

1 RES3 Time Limit

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 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, [numbers 10358/01 Rev. B, 10358/33 Rev. G, 10358/34 Rev. M, 10358/35 Rev. J, 10358/36 Rev. G, 10358/37 Rev. G, 10358/38 Rev. J, 10358/39 Rev. M, 10358/40 Rev. M, 10358/61 Rev. C and 20276_03_001] and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

3 RES6 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).

4 RES7 Materials (Submission)

Notwithstanding the submitted plans no development shall take place until details of all materials and external surfaces, including details of windows, doors, dormers and balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the

approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

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).

5 NONSC Non Standard Condition

Prior to the commencement of works on site, details of the design and materials of the shopfront shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason

To ensure that the development achieves a satisfactory appearance, in accordance with Policies BE13 and BE28 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 NONSC Non Standard Condition

Prior to the occupation of the development, details of the design of the mural shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason

To ensure that the development achieves a satisfactory appearance, in accordance with Policies BE13 and BE28 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. 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.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.

2.e 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 can and will be retained on site and 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).

8 RES9 Landscaping (including refuse/cycle storage)

No development shall take place until a landscape scheme, including garden areas and the street frontage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage for 54 cycles
 - 2.c Means of enclosure/boundary treatments, including details of the gates and details of the design and finish of the retaining walls and entrance to the basement car park,
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs

4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13,

BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

9 RES10 Tree 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 BS 3998:2010 'Tree work - Recommendations' 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.

10 RES11 Play Area provision of details

No development shall commence until details of play areas for children have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the play areas shall be provided prior to the occupation of any unit within the development and maintained for this purpose.

REASON

To ensure that the development makes adequate provision of children's play space in accordance with Policy R1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 3.16.

11 NONSC Non Standard Condition

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

Reason

To protect the deeper groundwater in the principal chalk aquifer. This condition will ensure that any ground source heat pump system is designed, used and maintained to protect this important groundwater resource, in accordance with the National Planning

Policy Framework and Policy 5.15 of the London Plan (July 2011).

12 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 5.12.

13 RES17 Sound Insulation

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. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.15.

14 RES18 Lifetime Homes/Wheelchair Units

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 and constructed 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 (July 2011) Policies 3.1, 3.8 and 7.2

15 NONSC Non Standard Condition

The proposed vehicle ramp to the basement parking area shall not exceed a maximum gradient of 1:10 and shall have a minimum headroom height of 2.1m. Details of the ramp, together with the proposed traffic lights and vehicle sensor system shall be submitted to and approved by the Local Planning Authority prior to the commencement of works on site. The development shall be carried out in strict accordance with the approved details.

Reason

To ensure that use of the ramp is not prejudicial to highway safety, in accordance with policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan . (July 2011).

17 RES23 Visibility Splays - Pedestrian

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.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 RES24 Secured by Design

The dwelling(s) and play area shall achieve '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). No dwelling shall be occupied until accreditation has been achieved.

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 London Plan (July 2011) Policies 7.1 and 7.3.

19 RES25 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall

not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

20 NONSC Non Standard Condition

The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 0700 hrs and 1900 hrs, Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason:

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

21 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 Policy OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 RES26 Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

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).

23 NONSC Non Standard Condition

Prior to the commencement of development an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate a 25% reduction in carbon emissions (the equivalent of Code Level 4 energy requirements) from a 2010 Building Regulations compliant development. The assessment shall include:

- 1 - A calculation of the energy demand and carbon dioxide emissions covered by the Building Regulations
- 2 - The proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services
- 3 - The proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies.

Roof plans, elevations and layout plans should be amended to reflect the technologies chosen to meet part 3 above.

The development must proceed in accordance with the approved plan.

Reason

To ensure the development reduces carbon emissions in accordance with London Plan Policy 5.2.

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 (July 2011) 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
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units
H5	Dwellings suitable for large families
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LE1	Proposals for industry, warehousing and business development
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 3.8	(2011) Housing Choice
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.13	(2011) Affordable housing thresholds
LPP 4.2	(2011) Offices

LPP 4.7	(2011) Retail and town centre development
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.9	(2011) Overheating and cooling
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.21	(2011) Trees and woodland
NPPF	National Planning Policy Framework (March 2012)
BE28	Shop fronts - design and materials

3 13 Building Regulations - Demolition and Building Works

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

4 16 Property Rights/Rights of Light

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

5 113 Asbestos Removal

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

(Tel. 020 7556 2100).

6 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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 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.

9 I45 Discharge of Conditions

Your attention is drawn to condition(s) 3, 4, 5, 6, 7, 8, 10, 12, 13, 14, 16, 23 and 24 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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You are advised that as regards condition 4, the roofing material should have a brown/dark red finish.

3. CONSIDERATIONS

3.1 Site and Locality

The site, which has an area of 0.32 hectares is located on the western side of Field End Road and currently comprises a vacant 1970's 'L'-shaped office building know as Initial House which is surrounded by large expanses of tarmac surface level parking. Initial House comprises a three storey building on Field End Road, which extends towards the rear of the site, dropping down to two storeys on the rear western wing. An access road from Field End Road is located to the south of the building. To the north, the site is adjoined by Conex House (No. 148), a three storey office block which the application site wraps around at the rear. There is a secondary access from Morford Way further to the south which is currently gated on the boundary of the site. At the rear of Conex House located on the northern boundary of the site is a small electricity sub-station. There are a number of mature trees both within the site and close to its northern, western and southern boundaries. There are also a number of temporary buildings sited along its southern boundary.

Initial House, together with Conex House and a detached office building at No. 146 Field End Road comprise a group of three storey flat roofed office blocks on Field End Road. To the north of this is The Ascott, formerly The Manor Public House. Elsewhere in this vicinity, Field End Road mainly comprises traditional, densely developed 1920-30's purpose built 'metro land' type retail parades, predominantly 2 - 3 storeys high, with mainly flats above. Such a two storey shopping parade adjoins the site to the south east, with a three storey parade opposite. On its western and southern boundaries, the application site directly abuts Eastcote (Morford Way) Conservation Area which comprises essentially two storey residential dwellings and bungalows.

The site is located within Eastcote Minor Town Centre as designated on the Proposals Map of the Hillingdon Unitary development Plan Saved Policies (September 2007). Although the site occupies a fairly central siting in terms of the town centre, it does not lie within either the primary or secondary shopping areas. It sits between two areas of secondary frontage on this side of Field End Road, with the parade buildings on the opposite side of the road forming primary frontage.

3.2 Proposed Scheme

Full planning permission is sought for the erection of a part two storey, part three storey 'L'-shaped, predominantly residential building with roofspace accommodation and basement parking, comprising 42 units with a small Class A1 commercial unit on the ground floor fronting Field End Road. The ground floor would comprise 11 flats, in addition to the 93m² commercial unit, with 13 flats on the first, 10 flats on the second and 8 flats on the third floors. The residential units would comprise 11 one-bedroom, 27 two-bedroom and 4 three-bedroom flats. Car parking for 48 vehicles, including 5 disabled person spaces and 54 secure cycle parking spaces would be provided within the basement, accessed via a spiral ramp and side access from Field End Road.

One wing of the 'L'-shaped building fronts Field End Road to the east and extends west into the site, with the other extending south at the rear of the building. Communal open space would be provided on the north, west and south sides of the building.

The building would be three storeys in height with rooms incorporated into the roofspace served by small dormer windows on the northern, southern and western elevations. The recessed eastern and southern elevations would be articulated with projecting balconies. At the rear, the building drops down to two storeys incorporating a green roof. The building also drops down to two storey on the short length of the 'L'-shaped building which extends towards the south of the site. This would also include a green roof. A 4.7m wide by 5.3m high mural, the top of which would be some 7.6m above ground level is also proposed on the rear elevation of the eastern wing of the building towards the northern boundary.

The main front elevation of the building would be mainly glazed at the ground floor to form a shopfront and have windows at first and second floor levels. The main materials on the building would be banded render on the ground floor with brickwork above and a lead covered roof.

The accommodation is all market housing and a financial viability assessment has been prepared to justify the lack of affordable housing. The schedule of accommodation is as follows:

* Basement: 48 car parking spaces, 54 secure cycle spaces, ramp and ancillary features

* Ground Floor: Commercial unit - 93m² of Class A2/B1 office/commercial unit and 1 x one-bedroom, 9 x two-bedroom and 1 x three-bedroom flats

- * First Floor: 1 x one-bedroom, 10 x two-bedroom and 2 x three-bedroom flats
- * Second Floor: 2 x one-bedroom and 8 x two-bedroom flats
- * Third Floor: 7 x one-bedroom and 1 x three-bedroom flats

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

Design and Access Statement:

This describes the site and the processes that have led to the evolution of the design. The proposed development is described and the report states that 10% of the residential units will be wheelchair accessible, with all the units satisfying Lifetime Homes standards. A brief description/justification is then provided, dealing with issues of layout, choice of materials, landscaping, access, security and waste management.

Transport Assessment, October 2009:

This advises that it does reference a previous Transport Assessment submitted in connection with a larger scheme on this site as the information is still relevant and transferable. It goes on to describe the methodology of the study, the site and the surrounding roads and alternative transport availability. A comparison of existing and proposed trip generation is provided and access and parking issues assessed. Accident records are also considered. It concludes that the former office use is more intensive during the morning and evening peak periods and therefore the proposal would not be detrimental to local highway safety.

Report on Background Noise, October 2009:

This advises that it is based on an earlier study submitted as part of a previous proposal. It describes the various noise units and the measurements taken on site. The most vulnerable elevation was found to be the front, which has a Noise Exposure Category C, where noise should be taken into account when determining planning applications and where appropriate, commensurate noise protection conditions imposed. The report concludes that secondary glazing would be required on this elevation. The other elevations fell within Noise Category B and A where conventional remediation is adequate, such as appropriate double glazing.

Daylight, Sunlight and Shadow Study:

The report describes the methodology. It concludes that although the windows tested were mainly on the ground or first floor, as these windows are the most likely to be affected and represent the worse case scenario, it can be safely assumed that all windows will meet or exceed the BRE requirements. The scheme also satisfies the BRE standards for Daylight, Sunlight and Shadowing to the proposed amenity area. This assessment remains the same when trees are included in the analysis. Furthermore, the proposal would have a negligible impact on the daylight, sunlight and shadowing of neighbouring properties.

Code for Sustainable Homes Assessment Strategy:

This report assesses the anticipated scoring and rating of the development and provides a detailed strategy in order to allow the residential flats to achieve Level 3 of the Code for Sustainable Homes.

Travel Plan, October 2009:

This provides the policy background for the plan and a description of the area and local transport. It advises that the Travel Plan target will be for a 10% reduction in the number of private car trips from the site. Residential measures will include welcome packs for first time occupiers, a notice board to display travel information, sales staff training with promotion of car share websites/databases and a part-time Travel Plan co-ordinator working with the sales team initially before role would pass to residents steering group or travel plan forum by end of development process. Measures specific to the commercial unit include a car share scheme managed by the Travel Plan co-ordinator, information packs for employees, staff training and cycle parking to local authority standards and local sourcing of staff.

Phase 1 Environmental Risk Assessment:

The report describes the site, the elements of the assessment and identifies possible sources of contamination on the site. It concludes that there are only limited sources of potential contamination on site, mainly associated with the electricity sub-station and a former garage at No. 146 Field End Road. It recommends that a Phase II land quality assessment may be needed, which could form part of a wider geotechnical investigation.

Desk Study and Ground Investigation Report:

This describes the proposed development and the scope and limitations of the investigation. The site and the substrate is describes. The report assesses the level of contamination and recommends possible construction/design solutions.

Energy Statement, December 2010:

This advises that the London Plan target of 20% reduction in carbon emissions 'where feasible' would be difficult to achieve on this site, given the access and space constraints of the site. Based on an initial assessment, the developers are committed to achieving a 10% reduction which is in line with the requirements of Code for Sustainable Homes Level 3. A brief overview of possible technologies are identified.

Sustainability Statement, March 2011:

This provides a more detailed assessment of the sustainability of the scheme, confirms that the scheme will achieve Level 3 of the Code for Sustainable Homes and concludes that the new dwelling will achieve a 20% plus of their energy from renewable sources utilising photo voltaic panels on the roof that would not be visible from street views and highly efficient gas condensing boilers would be used.

Affordable Housing Viability Assessment, November 2009

3.3 Relevant Planning History

25760/APP/2000/1632 150 Field End Road Eastcote Pinner

INSTALLATION OF 6 DUAL ANTENNAS ON ROOF AND ONE EQUIPMENT CABIN AND ONE ELECTRIC METER CABINET LOCATED IN REAR CAR PARK

Decision: 21-08-2000 PRQ

25760/APP/2007/2651 Initial House 150 Field End Road Eastcote Pinner

REDEVELOPMENT OF SITE FOR A MIXED USE, ERECTION OF A PART TWO, THREE, FOUR, FIVE AND SIX STOREY BUILDING TO ACCOMMODATE A RETAIL UNIT AT GROUND FLOOR FRONTING FIELD END ROAD, 24 ONE- BEDROOM, 43 TWO-BEDROOM AND 3 THREE BEDROOM APARTMENTS WITH ASSOCIATED BASEMENT PARKING AND LANDSCAPED AREAS.

Decision: 22-10-2007 Withdrawn

25760/APP/2008/1090 Initial House 150 Field End Road Eastcote Pinner

REDEVELOPMENT OF SITE FOR A MIXED USE, ERECTION OF 54 RESIDENTIAL UNITS AND 252m² OF B1(a) OFFICE AT GROUND FLOOR, WITH ASSOCIATED BASEMENT PARKING AND LANDSCAPED AREAS. (INVOLVING DEMOLITION OF EXISTING BUILDING AND STRUCTURES)

Decision: 17-07-2008 Refused

25760/APP/2009/2441 150 Field End Road Eastcote Pinner

Erection of a four storey building with basement parking, comprising 10 one-bedroom, 29 two-bedroom and 5 three-bedroom residential flats and a commercial unit on the ground floor fronting Field End Road (involving demolition of the existing building.)

Decision: 25-03-2010 Withdrawn

25760/APP/2010/2957 150 Field End Road Eastcote Pinner

Conversion of existing part two storey, part three storey building (Class B1) to provide a 76 bedroom hotel (Class C1) together with a commercial unit (Class A3) at ground floor level, with associated internal and external alterations to the building and alterations to the car parking.

Decision:

25760/C/84/0125 150 Field End Road Eastcote Pinner

Section 53 certificate (P)

Decision: 01-03-1984 Refused

25760/PRE/2006/40 150 Field End Road Eastcote Pinner

T P PRE - CORRES: REVELOPMENT OF SITE

Decision:

Comment on Relevant Planning History

An earlier application (25760/APP/2009/2441 refers) for a similar scheme, involving a predominantly four storey building with the same footprint, comprising 44 residential units was included on the North Planning Committee meeting agenda for the 6th April 2010 but the application was withdrawn by the applicant on the 25th March 2010 before it could be considered by Members. However, the officer recommendation was for refusal, for the

following reasons:

1. The proposed building fails to adequately harmonise with the character and appearance of the street scene and the surrounding Eastcote (Morford Way) Conservation Area, with regard to the overall height and massing of the building and the detailed design elements of the Field End Road facade. The proposal is therefore contrary to Policies BE4 and BE13 of the Hillingdon Unitary Development Plan, Saved Policies (September 2007), the Council's Supplementary Planning Document Hillingdon Design and Accessibility Statement (HDAS) - Residential Layouts and Policy 4B.3 and 4B.8 of The London Plan (February 2008).

2. The proposal does not provide adequate and appropriate living space throughout the development as most of the ground floor units, due to the proximity of communal paths and/or shared use amenity space adjacent to habitable room windows would fail to afford adequate privacy, with one of the units, (Flat 7) also having a poor outlook from its lounge/dining room window. Furthermore, due to the siting of a number of neighbouring windows and balconies on the upper floors, a number of flats would also lack visual and acoustic privacy and have a poor outlook. It is therefore considered that the quality of the residential accommodation provided would fail to afford an acceptable standard of residential amenity, contrary to policies BE19, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's HDAS: Residential Layouts.

3. The proposal fails to provide a dedicated children's play area in an area that is deficient of such facilities. The residential accommodation proposed would therefore not afford an adequate standard of residential amenity for all its future occupiers, contrary to policy 3D.13 of the London Plan (February 2008).

4. In the absence of a fully revised Transport Assessment, reflecting the submitted plans, together with full highway details relating to the commercial unit and level and ramp gradient information, together with full refuse and recycling collection details, including trundle distances, the Local Planning Authority has been unable to fully assess the impact of the proposal in terms of its impacts upon highway and pedestrian safety, in accordance with policies AM2, AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

5. The scheme fails to demonstrate that all feasible means have been investigated of reducing the carbon footprint of the development, in accordance with Policies 4A.4 and 4A.7 of the London Plan (February 2008).

6. The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development (in respect of transport, education, health, community facilities, including a contribution towards library books, town centre improvements, recreational open space, construction training and project management and monitoring). The scheme therefore conflicts with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Planning Obligation Supplementary Planning Document, July 2008.

Prior to this, a scheme for the redevelopment of the site for mixed use, with the erection of 54 residential units and 252m² of B1(a) office at ground floor, with associated basement parking and landscaped areas (involving demolition of existing building and structures) (25760/APP/2008/1090) was refused on 18th July 2008 for the following reasons:

1. It is considered that the proposal will result an excessive density of development that will be unsympathetic to the character of the street scene and the surrounding Eastcote (Morford Way) Conservation Area, with respect to the appearance of the building and the detailed elements of the Field End Road facade. The proposal is therefore contrary to Policies OE1, BE13, BE19, BE21 and BE23 of the Hillingdon Unitary Development Plan, Saved Policies (September 2007), the Council's Supplementary Planning Document Hillingdon Design and Accessibility Statement (HDAS) - Residential Layouts and Policy 4B.3 and 4B.8 of The London Plan.
2. The proposed development creates the potential for a detrimental impact upon the outlook, visual amenity and privacy currently enjoyed by occupiers of neighbouring residential properties contrary to Policies BE21 and BE24 of the London Borough of Hillingdon Unitary Development Plan (adopted 1998) Saved Policies (September 2007).
3. The development by reason of its excessive site coverage and close proximity to near by trees, makes inadequate provision for the long term retention of existing trees of merit, such that the screening benefits of existing trees would be lost. Additionally, the scheme fails to provide adequate space for future planting and landscaping between the proposal and neighbouring property contrary to Policy BE38 London Borough of Hillingdon Unitary Development Plan Saved Policies (27 September) 2007.
4. The proposal does not provide adequate and appropriate amenity space throughout the site, and does not provide sufficient private open space for the enjoyment of future residents and does not include any dedicated play area for children. A number of balconies are located in inappropriate locations for the enjoyment of residents and the protection of the acoustic and visual privacy of all potential residents within this scheme. It is considered that the quality and quantity of amenity space provided does not comply with the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Layouts, along with Policy BE19, BE20 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4B.1 of the London Plan.
5. The proximity of the new access to the basement car park to the existing accesses does not provide a satisfactory arrangement for pedestrians and creates an additional potential conflict with the access to the adjoining property at Connex House. The ramp gradient at maximum 1:4 is not acceptable, the location of bin storage does not comply with Council standards, and the location of the proposed bicycle parking and the disabled parking bay off the ramp is not acceptable. A Green Travel Plan would also be required at this stage and this has not been submitted. As a result of the design and the lack of information it is likely that the proposal would give rise to conditions prejudicial to the free flow of traffic and would be detrimental to highway and pedestrian safety and does not provide satisfactory arrangements for future residents. The development is therefore contrary to Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).
6. A number of the proposed units do not satisfy the minimum overall floor area as required by the Hillingdon Design and Accessibility Statement (HDAS) 'Access for All'. The unsatisfactory design and undersized nature of the proposed units will lead to poor quality, undesirable living conditions for potential future residents, contrary to Policies 3A.6 and 4B.1 of the London Plan and the Supplementary Planning Document Hillingdon Design and Accessibility Statement (HDAS) 'Access for All'.
7. The submitted plans and documentation do not clearly illustrate that at least 10% of the units will be built to or capable of easy adaptation to recognised standards for

wheelchairs, neither does the proposal demonstrate that lifetime homes standards can be achieved and the sustainability statement states that lifetime homes will not be incorporated into the scheme. The ramp access at grade 1:4 is not acceptable and the provision of a disabled space off the ramp is not appropriate. The proposal is therefore contrary to London Plan Policies 3A.5 and 4B.5 and the Hillingdon Design and Accessibility Statement (HDAS) 'Access for All'.

8. The submitted roof plan does not illustrate the provision of solar panels, as proposed as part of the statement of renewable energy, and it remains unclear if this is economically feasible and how the ongoing operation and maintenance of the system would be managed. Concerns have also been raised about the potential impact of reflected sunlight and other visual impacts from an aerodrome safeguarding perspective for aircraft using RAF Northolt, along with the overall visual impact that cannot be properly assessed without detailed amended plans. The proposal is considered to be contrary to Policies BE4, BE13, BE19 and A6 of the London Borough of Hillingdon Unitary Development Plan Saved Policies (September 2007) along with Policies 4A.3, 4A.6, 4A.7 and 4A.9 of the London Plan and PPS 1 - Planning and Climate Change.

9. The development is not considered to have made adequate provision, through planning obligations, for contributions towards affordable housing, education, health and public open space improvements, transport, construction training along with 5% project management and monitoring fee, in accordance with Policies H11, R17 and AM11 of the Council's Unitary Development Plan Saved Policies (September 2007) or the Council's Draft Supplementary Planning Guidance for Planning Obligations and Supplementary Planning Guidance for Planning Obligations for Health Facilities and the Council's Affordable Housing SPD (May 2006).

An initial application (25760/APP/2007/2651) for the redevelopment of site for mixed use, with the erection of a part two, three, four, five and six storey building to accommodate a retail unit at ground floor fronting Field End Road, 24 one-bedroom, 43 two-bedroom and 3 three bedroom apartments with associated basement parking and landscaped areas was withdrawn on 22nd October 2007.

There is also an application on this site (25760/APP/2010/2957), which seeks to convert the existing part two storey, part three storey office building (Class B1) to provide a 76 bedroom hotel (Class C1) together with a 106sqm commercial unit (Class A3) at ground floor level, with associated internal and external alterations to the building and alterations to the car parking layout. The application was due to be considered at the North Committee meeting of 7th April 2011 but was withdrawn by the Head of Planning, Consumer Protection, Sport and Green Spaces to allow further negotiation/revisions to be submitted by the applicant. Since the applicant went into receivership, this scheme has not been progressed further.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and

the character of the area.

- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.17 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:

- 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
- 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
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE5 Siting of noise-sensitive developments
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- LE1 Proposals for industry, warehousing and business development
- AM8 Priority consideration to pedestrians in the design and implementation of road

	construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 3.8	(2011) Housing Choice
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.13	(2011) Affordable housing thresholds
LPP 4.2	(2011) Offices
LPP 4.7	(2011) Retail and town centre development
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.9	(2011) Overheating and cooling
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment

LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.21	(2011) Trees and woodland
NPPF	National Planning Policy Framework (March 2012)
BE28	Shop fronts - design and materials

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th January 2011**

5.2 Site Notice Expiry Date:- Not applicable

26th January 2011

6. Consultations

External Consultees

INITIAL CONSULTATION:

219 neighbouring properties were been consulted, the application has been statutorily advertised in the local paper as being a major development and development affecting the character and appearance of the Eastcote: Morford Way Conservation Area and a notice has been displayed on site. A petition with 47 signature and 19 individual responses have been received.

The petition states:

'We the undersigned object to the application 25760/APP/2010/2410, the redevelopment of Initial House, 150 Field End Road, Eastcote. 42 dwellings will be an overdevelopment of the site, and detrimental to the area.'

The individual respondents raise the following concerns:-

- (i) Proposal needs to be sympathetic to surrounding buildings, including the Arts and Craft style properties in Morford Way Conservation Area which it borders and the critically important street scene, including the Arts and Craft style Manor PH, a locally listed building so as to harmonise with its locality. Neither the height and bulk of building, nor the roof structure with gable ends and flat roofs and lead materials harmonise with the mainly tiled street scene and locality,
- (ii) Eastcote is a small suburban town, in the Metroland style and proposed 42 flats on this site represents overdevelopment of this highly visible site in the centre of the shopping parades and town centre, altering village atmosphere,
- (iii) The site needs to be redeveloped as it is an eyesore.
- (iv) This application is very similar to last application (25760/APP/2009/2441) and should overcome previous recommended reasons for refusal and London Plan requirements which it does not appear to do. Importantly, fails to harmonise with street scene, will overlook dwellings in Morford Way and Morford Close, would provide inadequate living space and lacks a full transport assessment.
- (v) More traffic will be put on Field End Road which will cause further congestion on an already busy and dangerous road and parking pressures from 100 residents, each likely to have their own vehicle, on surrounding roads which will be a health and safety issue,
- (vi) Developers claim to have considered all concerns from the public but this is not true,
- (vii) Latest plans show two play/sitting areas - what considerations have been put in place as regards security, privacy and noise pollution for residents in Crescent Gardens and Morford Close,
- (viii) I was assured that trees would be planted along side of property, backing onto the perimeter of Crescent Gardens which are important for noise, privacy and security reasons. This has been changed with no consultation with residents.
- (ix) Proposed drying area is completely unacceptable, again raising noise pollution, privacy and security issues,
- (x) Balconies on side facing Crescent Gardens and rear elevations of building would result in loss of privacy,
- (xi) What measures to protect residents, particularly those on Crescent Gardens from noise, congestion, security and dust and mess during construction, and how long will this take place,
- (xii) Confirmation required that no windows would have a view into the back of my garden/property,
- (xiii) Majority of flats are sub-standard, not satisfying Hillingdon's minimum size floor areas,
- (xiv) No play area for children is proposed,

- (xv) Tiny apartments likely to only provide a dormitory for those that will be out of the area. Need an inviting, modern, figurehead building that will put Eastcote on the map, boosting local activity, trade and tourism. Could be for those needing to downsize, ie older generation who have money to pay for it. Majority of parking spaces should be omitted,
- (xvi) Eastcote is already a highly populated area and there are nearly 500 dwellings under construction to the right of us. Object to further dwellings as area would consist of nothing but houses and flats with no amenities. Extreme strain is already on services such as police, doctors, dentists, schools, hospitals, surgeries, roads, sewers etc
- (xvii) Many parts of the application lack detail, including a fully updated Transport Assessment with service details, including refuse collection; accessibility issues; carbon footprint; recreation areas, not allowing a proper assessment of the application to be made
- (xviii) Inadequate open space to support this scheme
- (xix) Developers have already shown their disregard for local residents, allowing site to become dilapidated, fly posting on site has not been rectified, development ignores wishes and needs of Eastcote and its residents,
- (xx) Provision of retail shop is unnecessary when Eastcote is struggling to fill existing shops.
- (xxi) Plans and submitted documents are misleading. Proposal is for a four storey building and only a three storey building adjoins it
- (xxii) Demolition works need to contain fine airborne contaminants that will be released,
- (xxiii) Proposal, with basement parking, may present risk of flooding

EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL:

Description of development is rather misleading, this is four storey development, not three storey. Description should be amended.

This is the fourth application to redevelop this site, the first being withdrawn, the second refused and the third being withdrawn. The third application was recommended refusal by the Planning Officer, and the application withdrawn before the North Planning Committee could meet to determine the application.

It would appear that this current application does not address the many of the concerns of the Planning Officer for the third application.[25760/APP/2009/2441]

150 Field End Road is adjacent to the Morford Way Conservation Area, at the front of the building, and shares boundaries with both Morford Way and Morford Close also part of the MWCA.

Eastcote is classed as a minor town, of suburban character, with a shopping area designated tertiary.

Construction of Eastcote town centre started during the 1920s, Morford Way Conservation Area, being the first development, and the remainder developed in the early 1930's. Therefore this area is Arts and Crafts in style, the later buildings enhancing the earliest buildings. It is pure 'Metroland'. The 1960/70 office buildings do not in any way enhance the street scene, now there is the proposal to re-develop, any redevelopment should compliment the existing street scene not over power it.

It must be noted that the current owner of this site has allowed the area to degenerate. The hoarding erected to the front of the building has become a haven for Fly Posting. The former car park, visible from the main shopping area, has been filled with unsightly heaps of waste timber removed from the buildings. Requests, to tidy these areas have been ignored. Thereby making this site more of an eyesore than the original building.

The documents submitted with this application are a mix of documents submitted for the previous three applications. Most of which the Council Officers found to be lacking in detail and information.

There is very little new material.

The reasons for refusal of the third application have not been addressed in this application.

* Reason 1. The building fails to adequately harmonize with the character and appearance of the street scene and the surrounding Morford Way Conservation Area, with regard to the overall height and massing of the building.

Although some changes have been made to the facade fronting onto Field End Road, the height is still over dominant within the street scene. Being higher than the adjacent Arts & Crafts buildings of MWCA, and detracting from the nearby Manor Pub, a locally listed building in the Arts & Crafts style. The materials for the roof are lead, all surrounding buildings have tiled roofs. Changes have been made to the roof shape, the rear element having been lowered, however, there are still gable ends and flat roofs which do not sit comfortably with the surrounding architecture.

* Reason 2. The proposal does not provide adequate and appropriate living space throughout the development.

The amenity space of this proposal is less than the previous application. The number of balconies and terraces have been reduced, including the roof terrace to the west elevation.

The communal paths are still in the same position thereby would not afford privacy to these dwellings. The siting of windows and balconies on the upper floors [south elevation] are still in the same position therefore these flats would still lack visual and acoustic privacy.

This application has been compiled and submitted after the publication, Hillingdon SPD Accessible Hillingdon January 2010 was adopted, therefore the floor areas of the dwellings must be considered. 27 out of the 42 flats are below the recommended minimum floor area. The object of the minimum floor areas recommended by SPD Accessible Hillingdon, and the Revised London Plan is to provide good quality housing for future residents, it is also recommended that applicants should seek to provide larger floor areas in developments, where possible. This application falls very short of these requirements.

* Reason 3. The proposal fails to provide a dedicated children's play area - This application does not provide a suitable play area.

* Reason 4. In the absence of a fully revised Transport Assessment, reflecting the submitted plans, together with full highway details relating to the commercial unit and level and ramp gradient information, together with full refuse and recycling collection details including trundle distances, the Local Planning Authority has been unable to fully assess.

This information does not appear to have been submitted with this application.

* Reason 5. The scheme fails to demonstrate that all feasible means have been investigated of reducing the carbon footprint of the development.

Supplementary information on this subject has been requested by the LPA, but the reply is not conclusive and does not give assurances that the building can reach minimum carbon levels.

Further considerations must be given to the comments made by the Accessibility Officer for application three. Many of these recommendations have been ignored, e.g. the flats designated for wheelchair users do not contain a wet room, the car parking spaces are still giving flat number information. These areas could easily have been addressed within this proposal.

The Landscaping proposals are the same documents as previously submitted. The basement car park extends almost to the boundary on the north side leaving very little underground area available for trees to grow and flourish. Any boundary treatments would not be successful in this area.

The Desk Study and Ground Investigation Report dated August 2007, submitted, this was originally submitted with the first application. Within this report the flow of ground water is discussed. However, this application does not give details of mitigation of this problem, nor does it give details of ground contamination clearance, and a method for removing the various types of asbestos which are present within the building.

It is evident that this site cannot accommodate 42 flats with associated parking and blend with the surrounding neighbourhood and give satisfactory living conditions for future residents.

We ask that the application be refused.

On the revised plans, the Conservation Panel advise:

The Conservation Panel made a lengthy objection to this proposal on 3rd January 2011.

The additional documents do NOT address any of the previous concerns. The objections in the letter 03.01.11 still remain, with the following points.

In conjunction with English Heritage [EH], the London Borough of Hillingdon have produced an Appraisal for the Morford Way Conservation Area [draft]. EH have placed the MWCA on the at risk register. These proposals will not enhance the conservation area in any way, they will be detrimental to this conservation area.

* Changes have been made to the floor areas of each flat. However, 37 out of the 42 flats do not reach minimum floor space requirement.

* Flat number 24 is shown as 3 bed 5 person when in fact it is a 3 bed 6 person dwelling.

* Elevations and roof. The roof is still shown to be constructed of lead rather than tiles. Tiles are the standard roofing material for this area including the Morford Way Conservation Area. A large mural has appeared on the West Elevation, this will be noticeable from Morford Close and will appear over dominant.

* Refuse bins housed in the rear store, are to be wheeled to the front of the building on collection days. Does this distance fall within the regulations for bin movements?

* Although changes have been made to the position of the external pathways, some flats will still have pedestrians walking past their bedrooms to gain access to the building. Including having the refuse bins wheeled past.

* The useable amenity space has been reduced still further to accommodate solar panels on the 1st floor flat roof, which was designated as amenity space.

* The LBH Open Space Strategy states that there is a lack of children's play space in this area. An increase in the population without the provision of adequate amenity area is not acceptable.

These new proposals are not acceptable, and we request that the application be refused.

NORTHWOOD, RUISLIP AND EASTCOTE LOCAL HISTORY SOCIETY:

This is the fourth application to develop the Initial House site and we welcome the improvements over earlier proposals. But the Society still has some concerns about the development.

The main roof height is still the same as the previous application so the development will appear over dominant in the surrounding street scene. This is especially relevant because the building overlooks the adjacent Morford Way Conservation Area with its low two storey houses in the Arts and Crafts style.

Another problem is the proposal for a lead roof which will be totally out of keeping with all the surrounding tiled roofs.

The front facade is better having more brick work and less white concrete than earlier proposals

but it still does not fully harmonise with the suburban street scene of Field End Road.

We are therefore not in favour of this application.

JOHN RANDALL M.P:

I would like to express my strong support for the comments made by the Eastcote Village Conservation Area Advisory Panel in opposing this development which I believe is out of character with the surrounding area and is also over-development. I therefore ask that this application be refused.

HILLINGDON ACCESS PANEL:

- * No details on gradient of vehicle ramp access to basement car park as it will need to serve as wheelchair exit in case of fire from the basement car park,
- * Turning circles for wheelchairs within some flats inadequate,
- * No evidence to date complies with BS8300 and current Part M Standards (appears to be designed to the old Part M),
- * Lift too narrow,
- * Arrangements generally too tight internally,
- * Footways should be wider - 1.1m wide,
- * Should be fire doors outside Flat 1 and Flat 11 on corridor and on corresponding (1st floor plan) residential floors.

Non access issues

- * Over-development
- * A storey too high

ENVIRONMENT AGENCY:

The proposed development will be acceptable only if a planning condition is imposed requiring the submission and subsequent agreement of further details, as set out below.

Condition

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

Reason

To protect the deeper groundwater in the principal chalk aquifer. This condition will ensure that any ground source heat pump system is designed, used and maintained to protect this important groundwater resource.

Note

The revised energy statement states a ground source heat pump system is a possibility and, if implemented, is likely to penetrate into the principal chalk aquifer.

We ask to be consulted on any details submitted in compliance with this condition.

Informative

Contaminated soil that is excavated, recovered or disposed of, is controlled waste. Therefore, its

handling, transport, treatment and disposal is subject to waste legislation, which includes:

1. Duty of Care Regulations 1991
2. Hazardous Waste (England and Wales) Regulations 2005
3. Environmental Permitting Regulations 2010.

Advice to Applicant

The proposed development includes a ,large basement, the excavation of which will result in a significant amount of material. Part of the excavated material may be contaminated. The recovery, treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an Environmental Permit.

Treatment of contaminated soil by mobile requires a mobile treatment permit. Soil may be re-used on site as part of a soil recovery operation by registering an exemption with the Environment Agency or by obtaining an Environmental Permit.

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

As a shallow groundwater table has been identified as being above the basement construction, appropriate waterproofing should be considered to avoid groundwater flow within the Lambeth Group should be kept to a minimum.

MoD Defence Estates Safeguarding:

The MoD has no safeguarding objections.

THAMES WATER:

Waste Comments

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

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

Water Comments

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

Consultation on Revised Plans:

226 neighbouring properties were consulted. 2 responses have been received, making the following comments:

- (i) Eastcote has become a very busy town. Having another development erected will cause the village like community to disappear altogether,
- (ii) Proposal will cause major traffic problems like Sandringham,
- (iii) Proposal will result in additional noise and pollution,
- (iv) Proposal would result in structural damage to surrounding properties,
- (v) Proposal would result in loss of privacy to neighbouring properties,
- (vi) Proposal will result in lack of security to surrounding properties,
- (vii) De-value property prices in the area,
- (viii) Current plans inadequate to show a comparison between existing and proposed building,
- (ix) Where are the bins and play areas being proposed,
- (x) What trees or screening is being proposed,
- (xi) Plans to utilise the existing building made more sense,
- (xii) Proposed consultation session with local residents should be considered.

Internal Consultees

Due to the length of time that has lapsed since the initial consultation on this scheme, a number of comments from internal consultees refer to the earlier London Plan and former national guidance. The latest policy is referred to in the officer's report and the recommended conditions.

PEP:

There are no objections to the loss of the existing commercial property. Scheme should be assessed against previous reasons for refusal and against existing policies and guidance.

URBAN DESIGN/CONSERVATION OFFICER:

INITIAL COMMENTS

BACKGROUND:

The property lies adjacent to the northern boundary of the Eastcote (Morford Way) Conservation Area. The existing structure dates from the mid to late 1970s and replaced a disused cinema. It comprises a three-storey frontage, with a three storey rear 'L' shaped wing that drops to two storeys to the west. The building, while fairly unassuming, has little architectural merit.

The site and the footprint of the existing building are quite large compared with the general urban 'grain' of the surrounding area. This comprises traditional, tightly developed 1920-30's purpose built 'metro land' type shopping parades with flats over. These back onto residential streets, probably developed during the same period. The retail frontages are generally brick faced and predominantly 2-3 storeys in height. They include some simple decorative detailing, and some have high-level parapets or over sized gables fronting the street.

The surrounding residential streets include attractive, mainly two storey properties and some bungalows, most are semi-detached and well spaced. As a result, there are glimpsed views between the properties, through to the rear gardens and in some cases, to the site beyond. The rear boundaries of many the gardens adjoining the site are screened or partially screened by mature trees.

In this location, Field End Road is level and wide (3 lanes) and turns east to the north of the site. The gentle bend in the road opens up views of the side of the adjoining property (No. 146) and also angled views towards rear of the site, although at present, trees screen this area and form a

backdrop to the car park of 'The Manor' public house (No. 144).

There is a second access to the site via a service road that runs north off Morford Way. This also provides access to the back of a number of the adjacent commercial properties and flats, the rear of which open out onto this lane.

CONSIDERATION: As previously stated, there is no objection in principle to the demolition of the existing building.

The overall height and general massing of the new building have improved from the previously submitted schemes. Ideally, the mansard should be stepped back from the parapet to reduce its bulk, the ridge line varied and a strong coping, or string course feature used to finish the building and draw attention from the roof.

There is little architectural detail or interest to break up the elevations and the proposed north and west elevations are particularly poor in this respect. Ideally, the building should have a recognisable main entrance/ focal feature; to add visual interest the parapet could vary, and the footprint could also include some form of stepping, or bays, to break up the unrelieved bulk of the elevations and make the building appear less 'static'. In addition, more could be made of the fenestration, by the vertical linking of balconies, more variety in the size of window openings and perhaps a corner, or focal feature on the street elevation. The flats at ground floor could also have French doors to make use of the shared garden space and possibly have their own private patio areas.

There is no objection to the use of brick and render, however, as proposed the areas of render are insufficient to create the visual interest that the scheme lacks as a whole.

CONCLUSION: An improvement, but further revisions required to improve the design of the building.

COMMENTS ON REVISED PLANS:

The scheme has been developed with officers and is now generally acceptable from a design point of view. The following should be covered by appropriate conditions:

- Samples of all external materials and finishes to be submitted for agreement, it is advised that the roofing material should have a brown/dark red finish
- Details of the design and materials of the shopfronts to be submitted
- Details of the hard and soft landscaping, including lighting, to the garden areas and also the street frontage to be agreed
- Details of the materials and design of the gates and all new boundary treatments to be submitted
- Details of the materials, colours and design of the windows, dormers, external doors and canopies to be agreed
- Details of the design of the artwork to the rear elevation to be submitted
- Details of the design and finish of the retaining walls and entrance to the basement car park to be agreed

No objections subject to the above.

HIGHWAYS ENGINEER:

A Transport Assessment has been submitted in support of the proposed development.

The site is located in a PTAL 3 (medium) area. There are three main bus services in operation close to the site and Eastcote station is located within easy walking distance south of the site.

The site is located close to a number of local amenities and facilities located along Field End Road. The site is occupied by an office block of approximately 2600 sq.m GFA with a hardstanding area for car parking.

The proposals include a basement car park to be accessed through a ramp. A traffic lights & vehicle sensor system is proposed at the top and the bottom of the ramp. The ramp should have maximum gradient of 1:10 and minimum headroom of 2.1m, which along with the proposed traffic lights and vehicle sensor system should be covered by means of a planning condition.

The proposals are not considered to cause a traffic issue on the local highway network.

A total of 48 car parking spaces including 5 disabled spaces are proposed within the basement car park, which is acceptable. A car parking allocation plan should be secured by means of a condition. A total of 50 cycle parking spaces are proposed, which is acceptable. Cycle parking and travel plan should be conditioned.

Pedestrian visibility splays of 2.4m x 2.4m shall be provided at both sides of the access points.

The location of the refuse & recycle storage area is acceptable from the collection point of view.

Subject to the above conditions being applied, there is no objection on the highways aspect of this application.

TREE OFFICER:

There are a few trees on the site, which together with trees (off-site) close it form tree belts along the southern and western boundaries of the site. There are also two trees (off-site) in proximity to the sub-station, which may well have to be removed in any event. The trees in the gardens of properties in Field End Road, Morford Way and Morford Close are protected by virtue of their location in the Morford Way (Eastcote) Conservation Area. The existing tree belts are large-scale features of merit in the local landscape, which should be retained in the long-term (Saved Policy BE38 of the UDP), but the trees in the sub-station do not constrain the development of the site.

The applicants' tree expert has assessed the trees (Ash, Sycamore, Poplar and Cypress) on and close to the site, and two belts of conifers ('trees' 4 and 8). He recommends the removal of one Ash tree (tree 10) because it is decayed, and suggests the removal of one stem from the Ash tree (13) and the removal of the Ash tree (tree 14) in the sub-station compound. It is noted that all but one of the trees are graded as C, i.e. they have limited remaining contribution (useful / safe life).

At present, the trees provide some screening of the site and have a shade effect on parts of it, and constrain the redevelopment of the site. The Daylight, Sunlight and Shadow Study (September 2009) considers the combined (proposed building and trees) shade effect.

This application does not include an arboricultural constraints report. However, the application includes a 'Tree Constraints Plan' and a 'Tree Protection Plan' (December 2009), which show that the building and basement will be outside the tree protection zone, such that the trees will not be directly affected so long as they are protected. More detailed information in the form of a demolition, construction and tree protection method statement, and proposed levels and services, can be required by condition, in order to ensure that the scheme makes provision for the retention of all of the valuable trees (in terms of Saved Policy BE38).

The application also includes a Landscape Proposals drawing (in two parts) (2009), which does not show the existing trees, even though the key includes 'existing trees to be retained'. It seems that the plan suggests that the two roadside trees, and the retained tree belts will be supplemented by

the planting of lines of trees, such that there would be a continuous belt around the northern, southern and eastern sides of the site. Whilst this approach is acceptable in principle, the choice of tree species should be reconsidered, because some of the trees are too large for the site and spaces around the building (and the possible drying area) and the limited space between the basement and the site boundaries.

Whilst the Shade Analysis (with trees) drawings take account of most of the existing trees, they do not show the effect of the group of conifers (tree 4) close to the southern boundary of the site and the proposed tree planting, nor do they take account of the potential growth of the trees. Therefore, whilst the scheme (with trees included) is considered by the applicants to meet the BRE standards in relation to the amenity areas, there is some risk that future occupiers of some of the flats would press to heavily reduce and/or remove some of the trees on the site to enable their reasonable enjoyment of the gardens/amenity space.

Overall, taking all of these considerations into account, and subject to conditions TL1, TL2, TL3, TL5, TL6, TL7 and TL21, the scheme makes adequate provision for the long-term retention of the existing landscape features (trees) on and close to the site and the screening they afford, and for landscaping, and is on balance acceptable in terms of Saved Policy BE38 of the UDP.

PLANNING OFFICER COMMENT: Relevant conditions are recommended.

SUSTAINABILITY OFFICER:

I have no objections to the proposed development as submitted however subject to the development proceeding in accordance with drawing number 38 rev J and the following conditions:

The sustainability statement does not reflect the latest London Plan energy policies (5.2) which were adopted in July 2011. It is recognised that the development proposals were originally put together before this date. However, the decision must reflect up to date policies and accordingly the following condition is required:

Condition

Prior to the commencement of development an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate a 25% reduction in carbon emissions (the equivalent of Code Level 4 energy requirements) from a 2010 Building Regulations compliant development. The assessment shall include:

- 1 - A calculation of the energy demand and carbon dioxide emissions covered by the Building Regulations
- 2 - The proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services
- 3 - The proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies.

Roof plans, elevations and layout plans should be amended to reflect the technologies chosen to meet part 3 above.

The development must proceed in accordance with the approved plan.

Reason

To ensure the development reduces carbon emissions in accordance with London Plan Policy 5.2.

The standard condition for Code Level 3 should also be attached to any subsequent approval.

ACCESS OFFICER:

ORIGINAL COMMENTS:

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.

The following access observations are provided:

1. To support the 'Secured by Design' agenda, accessible car parking bays should not be marked. Car parking spaces should be allocated to a specific unit, allowing a disabled occupant to choose whether the bay is marked.

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

2. The four wheelchair standard flats are not easily identifiable on plan and should be marked accordingly.

3. All other details, prescribed in the council's supplementary planning document 'Accessible Hillingdon' should be applied in respect of the proposed wheelchair standard homes.

4. From the internal face of the front door, the wheelchair standard flats should feature an obstruction free area not less than 1500 mm wide and 1800 mm to any door or wall opposite.

5. Fifty percent of the wheelchair standard flats should provide a level access shower and this should be reflected on plan.

6. 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 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

NB: only the four wheelchair standard flats require a 1500 mm turning circle in the bathroom. However, the dimensions detailed in point 5 above apply to both Lifetime Homes and Wheelchair Standard Dwellings.

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

Conclusion:

On the basis of the above issues can be addressed and demonstrated on revised plans, no objection would be raised from an accessibility viewpoint.

COMMENTS ON REVISED PLANS:

The plans are by and large acceptable from an access point of view. However, to ensure that all

flats comply with the Lifetime Home Standards, plans should show capped off floor gully drainage in all bathrooms.

In addition, the bathroom layout for flat 34 should be revised to provide 700 mm to one side and 1100 mm in front of the WC pan.

S106 OFFICER:

The last agreed position with regards to s106 matters and as detailed in a letter received by myself from the, then planning agent dated 24 February 2011 was as follows:

- (i) An education contribution of £40,281,
- (ii) A health and social care contribution of £14,126.88,
- (iv) A community facilities contribution of £20,000,
- (v) A town centre improvement contribution of £20,000,
- (vi) A recreational open space contribution of £55,000,
- (vii) A library contribution of £1,500.73.
- (viii) A construction training contribution of £18,814.64 or an in-kind scheme delivered during the construction phase of the development,
- (ix) Project Management and Monitoring fee - 5% of total cash contributions secured.

EDUCATION SERVICES:

A S106 contribution of £40,281 is required (£0 - Nursery, £16,984 - Primary, £11,791 - Secondary and £11,506 - Post 16).

ENVIRONMENTAL HEALTH OFFICER:

There are no objections to this proposal.

Residential re-development

Noise

I refer to the Report on Background Noise produced for the applicant by Hann Tucker Associates of 20th July 2007. It is not clear whether a more recent update of this report was intended to be submitted to support this application. 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 - Eastern Facade (front of building)

The daytime equivalent continuous noise level (Leq) was found to be 68dB, placing it in Category C. Additionally, the night-time noise Leq was found to be 64dB, which also places the site in Category C. A series of measures are suggested in Chapter 10.0 to ensure the noise levels in habitable rooms satisfy the Borough's Noise SPD.

Overall site

Habitable rooms facing a noise source can be given some protection by an external balcony, reducing the received noise level by approximately 5dB(A). The balcony front and sides should be imperforate and as tall as possible. Where stacked vertically, the underside of each balcony above should have a sound-absorbing finish, such as sprayed vermiculite.

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 1

N1 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.

Non-residential ground-floor uses

The following conditions are recommended to be applied to the proposed A(1) retail uses:

Condition 3

Suitable hours of use;

I would recommend suitable hours of use for the proposed 101.2 m² of A(1) floorspace.

Condition 4

Delivery and waste collections;

H2 The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 0700 hrs and 1900 hrs, Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenity of surrounding areas.

Air handling units require prior approval;

Condition 5

N12 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.

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.

LAND CONTAMINATION OFFICER:

The following new document was submitted with application in relation to land contamination risk assessment for the above site:

* Proposed Mixed-Use Development at 150 Field End Road, Eastcote; Phase I Environmental Risk Assessment; by Millard Consulting for Create and Construct Ltd (October 2009); Report Ref: 10665/TR/10-09/2839

The assessment provided does not include ground investigation information, and the report recommends further investigation. It does not provide any new information about the site. The report submitted with the earlier applications for the site, had some ground investigation information. Please refer to the earlier memos dated 20 September 2007 and 1 May 2008 for more information.

The site is adjacent to a former garage, and current electricity substation. We have no information on remedial works carried out at the former garage site. Given the scale of the development and the introduction of a potentially sensitive use it is advisable to include the standard contaminated land condition, to ensure the development is made suitable for use.

WASTE SERVICES:

No objection, the number of containers is sufficient.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Eastcote Minor Town Centre, although outside of the main primary and secondary retail areas as designated in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007). Nevertheless, the site is located within the middle of Eastcote Town Centre, sited between the two secondary retail areas on this side of Field End Road and therefore the site is of significance for the town centre.

The existing building on site has little architectural merit. As such, no objections are raised to its demolition.

The Hillingdon UDP (Saved Policies) does not incorporate any specific policies which preclude the loss of offices. The Planning Statement advises that the office building has been vacant since early 2008 and no objections were raised to the loss of office accommodation previously when the existing building was identified as being fairly old and unattractive, offering poor quality accommodation in a weak market. Where a market does exist, this is for smaller units. As such, the property needs to be viewed in the wider market, including Uxbridge, Watford and Harrow. In Hillingdon, Uxbridge is the strongest centre which together with Stockley Park, has good quality Grade A office space. There has been no change in policy since to suggest that office accommodation should be protected and given the current market expectations and the availability of significant alternative space in more traditional centres, no objections are raised to the loss of office space.

The commercial unit would be acceptable in this town centre location and it is considered that it would contribute towards the vitality and viability of the town centre. The commercial unit, with an open glazed frontage has the potential to create active street frontage, linking the two parts of the secondary frontage on this side of Field End Road, enhancing the attractiveness of the town centre.

In terms of the residential element of the scheme, the re-use of previously developed land in town centres for new housing in mixed-use schemes is consistent with both national and local planning policy guidance.

In terms of the housing mix, the application proposes 11 one-bedroom, 27 two-bedroom

and 4 three-bedroom flats. It is considered that this represents an acceptable mix of units within a town centre. The residential element is considered acceptable in principle, by providing a mix of units in an accessible town centre location and contributing to the vitality and viability of the centre in accordance with national and local policies.

No objection is raised to the principle of the development.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (July 2011) advises that Boroughs should ensure that development proposals maximise housing output having regard to local context, design principles, density guidance in Table 3.2 and public transport accessibility. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site is located within an urban area and has a Public Transport Accessibility Level (PTAL) of 3, where 6 is the most accessible and 1 the least.

Taking the site parameters into account, the matrix recommends a density of 70 - 170 u/ha and 200 - 450 hr/ha for schemes with an average unit size of between 2.7 - 3.0 hr/u such as is being proposed here. This proposal equates to a density of 131 u/ha and 372 hr/ha, which is well within the Mayor's guidance in terms of the maximum acceptable residential density on this site.

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

The application site has a 20.5m frontage onto Field End Road within the middle of the Eastcote town centre and directly abuts the Eastcote (Morford Way) Conservation Area on its south western and south eastern boundaries. The existing part two storey, part three storey office building on site, which dates from the mid to late 1970s is of little architectural merit and no objections are raised to its demolition.

The proposed building has been considerably reduced in size as compared to the replacement building proposed in previous applications and numerous discussions have been held with officers on this application which has resulted in further amendments being made. Now, the proposed building would have a similar siting and bulk to the existing office building. At the front, the main parapet height has been lowered so that it would be 1.3m lower as compared to the existing building and that of the adjoining Conex House. The accommodation in the roof has been recessed from the sides of the building and would be incorporated within a mansard type, lead clad roof with front gables and side and rear dormers. This roof would appear subordinate on the building and overall, be some 1m higher than the existing Initial and Conex House buildings (discounting existing small cabins on the roofs of the existing buildings).

The building would maintain the line of the existing building and that of Conex House on Field End Road. Two projecting bay features with Juliette balconies are proposed at first and second floor levels on the front elevation, but the bays would only project by approximately 200mm from the main elevation of the building and would not appear unduly conspicuous, particularly as the building would be set well back from the road, sited on the outside edge of a bend and adjoining buildings and parades are sited further forward. The proposal would include a glazed shopfront on the ground floor with landscaping, including tree planting on the forecourt.

At the rear, the building is considered to respect the scale of the residential buildings in the adjoining Eastcote (Morford Way) Conservation Area by dropping down to two storeys on its south western and south eastern ends and would maintain adequate separation

gaps to these boundaries of the site. In terms of the closest relationship of the existing building to the south western boundary, the proposal would increase the separation distance. Furthermore, these boundaries are generally very well screened with mature trees, including many conifers, so that it is considered that there would be no significant impact upon the adjoining Conservation Area and the proposal represents an improvement in terms of the existing building on site.

As regards the design of the building, it is considered that a modern building on this site, adjoining more modern office blocks is acceptable. The differing floor heights of the building provide visual interest and the projecting bays with contrasting parapet heights helps to break up the elevations of the buildings. The design also incorporates two areas of green roof which is welcomed. As regards the mural, this would be sited at the rear of the building and therefore of limited public benefit. It would help alleviate an otherwise blank elevation of the building and a condition has been added to ensure that it would be of a suitable design before any mural is installed.

The Conservation Officer advises that the building would present an acceptable frontage to the Eastcote town centre whilst respecting the general pattern of development in the surrounding residential areas and that subject to detail conditions, the proposed building is acceptable. The scheme is therefore considered to comply with Policies BE4, BE13, BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.04 Airport safeguarding

No objections have been raised to this scheme on the grounds of airport safeguarding.

7.05 Impact on the green belt

The application site is not located within or sited close to the Green Belt and therefore does not raise any Green Belt issues.

7.06 Environmental Impact

This scheme does not raise any environmental impact issues.

7.07 Impact on the character & appearance of the area

This is addressed in Section 7.03 above.

7.08 Impact on neighbours

In terms of dominance, Policy BE21 of the saved UDP requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. The Council's HDAS: 'Residential Layouts' advises that development of two or more storeys should maintain at least a 15m gap from habitable room windows to avoid being overdominant. The proposed building would be sited some 34m from the nearest main rear elevation of the surrounding residential properties on Crescent Gardens, Morford Close and Morford Way to the north west, south west and south east. Furthermore, the nearest part of the proposed building would only be two storeys at this nearest point and the proposed building would be sited slightly further away from neighbouring residential properties on Crescent Gardens and Morford Close than the existing office building. It would be sited some 2m closer to properties on Morford Way to the south, but still retain a separation distance of some 38m to the nearest residential rear elevation. The front elevation of the rear wing of the building would be sited some 7.6m further forward on site than the rear wing of the existing building. This would site this part of the building closer to the retail parade fronting Field End Road, but still maintain a separation distance of some 29m to the nearest first floor flat (the upper floors of the unit at the end of parade are in use as a dental surgery).

These distances are more than adequate to ensure that the proposed building would not appear unduly dominant from neighbouring residential properties.

In relation to sunlight, Policy BE20 of the saved UDP seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses. It is not considered that the proposal would have an unacceptable impact on the level of daylight and sunlight currently enjoyed by the occupiers of adjoining properties which is borne out by the submitted sunlight assessment which although relates to an earlier scheme, the results are transferable, particularly as regards this proposal for a smaller building.

Policy BE24 of the saved UDP states that the development should be designed to protect the privacy of future occupiers and their neighbours. The Council's HDAS: 'Residential Layouts' advises that a 21m distance should be maintained between habitable rooms and a 3m deep 'patio' area adjacent to the rear elevation of the property. The proposal ensures that adequate separation would be maintained to surrounding residential properties to ensure that the privacy of their occupiers is maintained. Furthermore, there are a number of existing trees which form tree belts along the southern and western boundaries that do help screen the site.

The proposal would not be detrimental to the amenities of surrounding residents and fully complies with policies BE19, BE20, BE21 and BE24 of the Council's adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant design guidance.

7.09 Living conditions for future occupiers

The proposed one, two and three bedroom flats would have internal floor areas ranging from 50 - 80sqm, 63 - 92sqm and 84 - 91sqm respectively. The one-bedroom flats fully comply with the minimum guidance in the London Plan (July 2011). As regards the two-bedroom flats, the London Plan requires a minimum of 70sqm for four person, two-bedroom units, which reduces to 61sqm for a three person unit. As all the two bedroom flats are shown as 4 person units, the majority of the two-bedroom flats are deficient by 2 - 7sqm. Similarly with the three bedroom flats, London Plan guidance requires 6 person units to have a minimum of 95sqm which reduces to 85sqm for 5 person units. Of the 4 three bedroom flats, 3 are shown on the plans as 6 person units (although Flat 24 is incorrectly labelled as a 5 bedroom unit), of which 1 is deficient by 4sqm and the other two by 10sqm. Therefore, the majority of the two and three bedroom flats are slightly undersized, not as a result of the overall number of bedrooms proposed, but as a result of the number of bed spaces shown.

However, at the time the application was submitted in December 2010, the London Plan had not been adopted. The Council had adopted its SPD 'Accessible Hillingdon' in January 2010 which contained similar minimum floor space standards based on the provisional standards of the Mayor, but as the Mayor standards had not been adopted, these were not used for development control purposes and it was the standards in the Council's HDAS 'Residential Layouts', July 2006 which were relied upon. These did not mention bed spaces and specified minimum standards of 50, 63 and 77sqm for one, two and three bedroom flats. As such, the scheme did comply with the relevant Council standards in use when the application was submitted. Furthermore, the Council's Access officer does not object to the proposal on this ground. On this basis, and given that the shortfalls in internal floor space on current standards are not that great, a reason for refusal of the application could not be justified.

Officers raised concerns previously that the relationship of windows and balconies close to the internal corner of the building would result in restricted outlook from windows and mutual overlooking, resulting in inadequate privacy. Also, pedestrian access to the rear wing previously passed immediately in front of ground floor habitable room windows and

no defensible space was provided adjacent to ground floor flat windows. Since revisions have been made to the scheme, involving a reconfiguration of windows and balconies; omitting bedrooms and making rooms in the internal corner of the building dual aspect; replacing the access path with private patio space and 1-4m deep defensible space to the ground floor units, it is now considered that all habitable room windows would afford adequate privacy, outlook and natural lighting.

Policy BE23 of the saved policies UDP requires the provision of external amenity space, which is useable in terms of its shape and siting. The Council's HDAS specifies that shared amenity space for flats should be provided with the minimum overall provision equating to 20m², 25m² and 30m² of amenity space for each one, two and three bedroomed units respectively. In order to satisfy this standard, a minimum overall amenity space provision of 1,015sqm would be required. The shared amenity space to the north, south and west of the building provides approximately 1,120sqm. Furthermore, all the units on the ground floor have separate patio areas, ranging from 12sqm to 36sqm, with two units incorporating patio/garden areas of 24sqm and 58sqm. In total, this amounts to some 280sqm of additional amenity space. The scheme is considered to provide amenity space that is usable and adequate to satisfy Policy BE23 of the saved UDP and Council guidance.

It is considered that provision should be made for a dedicated children's play area as this is an area deficient of such space, being more than 400m to the nearest play area in order to comply with Policy 3.6 of the London Plan (July 2011). Although an area is shown on the tree plans, details of a play area would need to be covered by condition.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There are three main bus services in operation close to the site and Eastcote Underground Station is located within easy walking distance, some 260m south of the site. The site has a Public Transport Accessibility Level of 3, where 1 represents the least accessible and 6 the highest.

A Transport Assessment has been submitted in support of the proposed development. This concludes that peak hour traffic flows generated by the proposal would be less than the existing office building. The Council's Highway Engineer raises no objection to this assessment.

The proposals include a basement car park to be accessed through a ramp. A traffic lights & vehicle sensor system is proposed at the top and the bottom of the ramp. The Council's Highway Engineer advises that the ramp should have a maximum gradient of 1:10 and a minimum headroom height of 2.1m, which along with the proposed traffic lights and vehicle sensor system, should be covered by means of a planning condition. As such, the proposals are not considered to cause a traffic issue on the local highway network.

Furthermore, the Council's Highway Engineer advises that a total of 48 car parking spaces including 5 disabled spaces are proposed within the basement car park, which is acceptable. A car parking allocation plan should be secured by means of a condition. A total of 54 cycle parking spaces are also proposed, which is acceptable. Cycle parking and a travel plan should also be conditioned. The proposed building includes two integral refuse & recycle storage areas, one at the front of the building, between the shop unit and the access road, the other on the southern elevation of the western wing of the building. This store would need to be emptied on collection days and the bins wheeled to the front storage area. The Highway Engineer confirms that this is acceptable from a refuse collection point of view.

Also, pedestrian visibility splays of 2.4m x 2.4m should be provided at both sides of the access points.

Subject to appropriate conditions being applied, the Highway Officer raises no objection on the highways aspect of this application. The scheme is considered to comply with Policies AM2, AM7, AM9, AM14 and AM15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

- Building bulk and scale

This is dealt with in Section 7.03 above.

- Impact on the public realm

This is dealt with in Section 7.03 above.

- Private amenity space

This is dealt with in Section 7.09 above.

- Amenities created for the future occupiers

This is dealt with in Section 7.09 above.

- Siting and design

This is dealt with in Section 7.03 above.

- Residential living conditions

This is dealt with in Section 7.09 above.

- Layout

This is dealt with in Sections 7.03 and 7.09 above.

- Mix of units

This is dealt with in Section 7.01 above.

- Siting and Scale

This is dealt with in Section 7.03 above.

7.12 Disabled access

Policy 3.8 of the London Plan (July 2011) and the Hillingdon Supplementary Planning Document: Accessible Hillingdon require all new housing development to be built in accordance with Lifetime Homes standards and 10% of housing to be designed to be wheelchair accessible.

The Design and Access Statement states that 10% of the residential units will be wheelchair accessible, with all the units satisfying Lifetime Homes standards. Furthermore, the Council's Access Officer has been involved with the re-design of the

scheme and advises that the revised plans are by and large acceptable, but advises on a detailed point as regards capping off of floor gully drainage in the bathrooms and bathroom layout of Flat 34 needs revision to ensure full compliance with Lifetime Homes standards. A condition is recommended to ensure full compliance.

7.13 Provision of affordable & special needs housing

A Financial Viability Assessment (FVA) has been provided, which has been independently assessed and confirms that no affordable housing can be delivered as part of this scheme.

7.14 Trees, Landscaping and Ecology

The Council's Tree Officer advises that there are some trees on site, which together with trees located off-site in the rear gardens of adjoining properties form tree belts along the southern and western boundaries of the site. The trees in the gardens of the properties in Morford Way and Morford Close are protected by virtue of their location within the Eastcote (Morford Way) Conservation Area. There are also two off-site trees close to the adjoining sub-station. The tree belts are large scale features of merit in the local context, which the Trees and Landscape Officer considers should be retained. These trees provide some screening to the site and shade parts of it.

The Tree Officer goes on to advise that the applicants' tree expert has assessed the trees (Ash, Sycamore, Poplar and Cypress) on and close to the site, and two belts of conifers ('trees' 4 and 8). He recommends the removal of one Ash tree (tree 10) because it is decayed, and suggests the removal of one stem from the Ash tree (13) and the removal of the Ash tree (tree 14) in the sub-station compound. It is noted that all but one of the trees are graded as C, i.e. they have limited remaining contribution (useful / safe life).

At present, the trees provide some screening of the site and have a shade effect on parts of it, and constrain the redevelopment of the site. The Daylight, Sunlight and Shadow Study (September 2009) considers the combined (proposed building and trees) shade effect.

The Tree Officer advises that the application does not include an arboricultural constraints report. However, the application includes a 'Tree Constraints Plan' and a 'Tree Protection Plan' (December 2009), which show that the building and basement will be outside the tree protection zone, such that the trees will not be directly affected so long as they are protected. More detailed information in the form of a demolition, construction and tree protection method statement, and proposed levels and services, can be required by condition, in order to ensure that the scheme makes provision for the retention of all of the valuable trees (in terms of Saved Policy BE38).

The application also includes a Landscape Proposals drawing (in two parts) (2009), which does not show the existing trees, even though the key includes 'existing trees to be retained'. It seems that the plan suggests that the two roadside trees, and the retained tree belts will be supplemented by the planting of lines of trees, such that there would be a continuous belt around the northern, southern and eastern sides of the site. Whilst this approach is acceptable in principle, the choice of tree species should be reconsidered, because some of the trees are too large for the site and spaces around the building (and the possible drying area) and the limited space between the basement and the site boundaries.

The Tree Officer concludes that overall, taking all of these considerations into account, and subject to conditions TL1, TL2, TL3, TL5, TL6, TL7 and TL21, the scheme makes adequate provision for the long-term retention of the existing landscape features (trees)

on and close to the site and the screening they afford, and for landscaping, and is on balance acceptable in terms of Saved Policy BE38 of the UDP.

7.15 Sustainable waste management

The plans show storage integral to the building for a total of 12 1,100 litre eurobins located at two points, one towards the front of the building, at the side of the commercial unit (8 bins) and one at the southern end of the western wing of the building (4 bins). This store would be emptied on collection days, the bins being wheeled to the front store.

The storage arrangements and capacity is considered acceptable and the Council's Highway Engineer raises no objection.

7.16 Renewable energy / Sustainability

An Energy Statement has been submitted. This states that 20% reduction of Co2 emissions can be achieved with the provision of photo-voltaic panels on the roof and high efficiency boilers. The Council's Sustainability Officer advises that the proposal would need to satisfy the latest London Plan guidance and to this end recommends a condition seeking an amended Energy Statement, together with any necessary revisions to the plans.

7.17 Flooding or Drainage Issues

The Environment Agency have been consulted on this application and they raise no objections, subject to a condition to safeguard groundwaters in the underlying chalk aquifer.

The Council's Land Contamination Officer also advises of the need for a remediation scheme to ensure that possible land contamination in the soil is adequately mitigated. An appropriate condition has been added.

A sustainable urban drainage system has also been added.

7.18 Noise or Air Quality Issues

A noise assessment was submitted with the application. The assessment was prompted by the busy Field End Road adjoining the site. The assessment concludes that the development would have Noise Exposure Categories of A, B and C.

The Council's Environmental Protection Unit advise of the need for a condition to ensure that a scheme is submitted which protects the residential units from road traffic noise. It is therefore considered that the issue of noise can be addressed by the imposition of a suitable condition. Also recommended by the Environmental Health Officer are conditions to control hours of deliveries and dust generation during the construction period which have been attached. It is not considered necessary to control the hours of opening of the shop unit, given the site's town centre location.

With regard to the noise impact the development may have upon surrounding residents, traffic to the proposed development would utilise an existing access point into the site. It is not considered that the vehicle movements associated with the development would result in the occupiers of surrounding properties experiencing any additional noise and disturbance, in compliance with Policy OE1 of the saved UDP.

7.19 Comments on Public Consultations

The points raised by the petitioners and individuals raising material planning objections to the scheme have been considered in the officer's report.

7.20 Planning Obligations

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies

(September 2007) is concerned with securing planning obligations to offset the additional demand on recreational open space, facilities supporting arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance.

This scheme would provide the following contributions:-

- (i) An education contribution of £40,281,
- (ii) A health and social; care contribution of £14,126.88,
- (iv) A community facilities contribution of £20,000,
- (v) A town centre improvement contribution of £20,000,
- (vi) A recreational open space contribution of £55,000,
- (vii) A library contribution of £1,500.73.
- (viii) A construction training contribution of £18,814.64 or an in-kind scheme delivered during the construction phase of the development,
- (ix) Project Management and Monitoring fee - 5% of total cash contributions secured.

The applicant has agreed to these contributions, which are to be secured by way of a S106 Agreement/Unilateral Undertaking. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the UDP and relevant supplementary planning guidance.

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

This application raises no other planning issues.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

It is considered that this proposal for a replacement mainly residential building would provide an appropriate frontage onto Field End Road within the middle of Eastcote Town Centre whilst respecting the scale and of residential properties to the rear which form part of the Eastcote (Morford Way) Conservation Area.

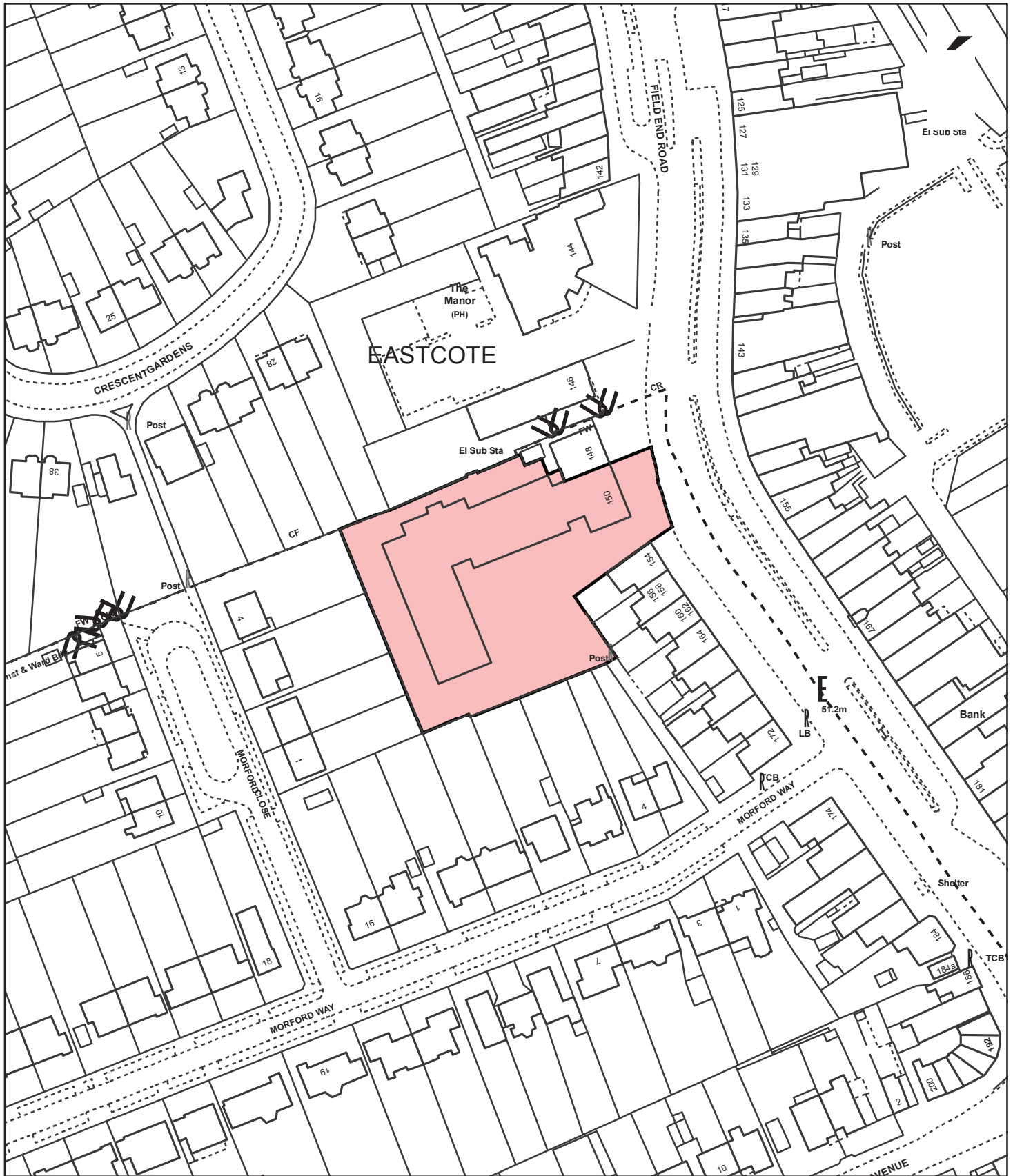
The building's design is also considered acceptable and the Council's Urban Design/Conservation Officer raises no objections, subject to various conditions. The proposal is also considered acceptable in terms of the residential amenities of surrounding properties and the amenities that would be afforded to its future occupiers. Furthermore, the Tree Officer advises that the scheme makes adequate provision to safeguard existing trees and suitable enhancements would be provided. The scheme is acceptable on highway grounds and a condition would be attached to ensure the scheme complies with the latest London Plan requirements as regards reducing its carbon footprint. Also, although it has been demonstrated that the scheme would not be capable of making a contribution towards affordable housing, it would make appropriate S106 contributions towards local services and facilities as a consequence of the additional demands created by the development. The application is recommended for approval.


11. Reference Documents

National Planning Policy Framework (March 2012)
The London Plan (July 2011)
Hillingdon Unitary Development Plan Saved Policies (September 2007).
Hillingdon Design and Accessibility Statement - Residential Layouts, July 2006
Hillingdon Design and Accessibility Statement - Accessible Hillingdon, January 2010
Hillingdon Design and Accessibility Statement - Shopfronts, July 2006
Noise Supplementary Planning Document, April 2006
Community Safety by Design Supplementary Planning Guidance, July 2004
Planning Obligations Supplementary Planning Document, July 2008
Consultation responses

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2011</p>	<p>Site Address</p> <p align="center">150 Field End Road, Eastcote</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Planning, Environment, Education & Community Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">25760/APP/2010/2410</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">North</p>	<p>Date</p> <p align="center">May 2011</p>	
		