

## Report of the Head of Planning & Enforcement Services

**Address** FORMER RAF EASTCOTE LIME GROVE RUISLIP

**Development:** S73 Application to vary the external appearance of House Type B (1882) (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).

**LBH Ref Nos:** 10189/APP/2012/3144

**Drawing Nos:** 5585/WIM.WL/EAA/P1  
5585/WIM.WL/C/P2  
5585/WIM.WL/S/E2  
5585/WIM.WL/ 1396/P1  
5585/WIM.WL/G/P1  
5585/WIM.WL/G/P2  
5585/WIM.WL/F/E2 A  
5585/WIM.WL/F/P1 A  
5585/WIM.WL/W/P1 rev. A  
5585/WIM.WL/W/P2 rev. A  
5585/WIM.WL/W/P3 rev. A  
5585/WIM.WL/H1/E2  
5585/WIM.WL/H1/E3  
5585/WIM.WL/H1/E4  
5585/WIM.WL/H1/P1  
5585/WIM.WL/H1/P2  
5585/WIM.WL/H2/E1  
5585/WIM.WL/P3 A  
5585/WIM.WL/L/E2  
5585/WIM.WL/1089/E2 rev. A  
5585/WIM.WL/1216/E1 rev. A  
5585/WIM.WL/1216/E2 rev. A  
5585/WIM.WL/1225/E2 rev. A  
5585/WIM.WL/1396C/E1 rev. A  
5585/WIM.WL/H2/E2  
5585/WIM.WL/14020/E1 rev. A  
5585/WIM.WL/WP0111  
5585/WIM.WL/WPO2  
5585/WIM.WL/101  
5585/WIM.WL/102  
5585/WIM.WL/104  
5585/WIM.WL/105  
5585/WIM.WL/106  
5585/WIM.WL/107  
5585/WIM.WL/3BWC/E1  
5585/WIM.WL/3BWC/E2  
5585/WIM.WL/3BWC/P1  
5585/WIM.WL/3DABB/E2  
5585/WIM.WL/3DAB/P1  
5585/WIM.WL/4BH/E1

5585/WIM.WL/4BH/E2  
PDFMERE400 REV. C01  
HG005 REV.P2  
WIM16329-10C  
WIM16329-11C  
WIM16329- 12C  
WIM16061-13  
WIM160161-14B  
WIM 6061-09A  
WIM16329- 12A,  
5585/WIM.WL/ 1089/P2  
5585/WI.WL/SS/B  
5585/WIM.WL/C/P3  
5585/WI.WL/GAR/P6  
Tree Report  
5585/WIM.WL/ 2000/E1  
5585/WIM.WL/E/P3 rev. B  
5585/WIM.WL/EAA/P3  
5585/WIM.WL/G/P1 rev. A  
5585/WIM.WL/K/E1 rev. B  
5585/WIM.WL/K/E2 rev. B  
5585/WIM.WL/K/E3, rev. A  
5585/WIM.WL/Q/E1 rev. A  
5585/WIM.WL/P/P1 REV. A  
5585/WIM.WL/P/E1 rev. A  
5585/WIM.WL/Q/E2 rev. A  
5585/WIM.WL/Q/E3 rev. A  
5585/WIM.WL/P/P2 rev. A  
16061-03 A  
5585/WIM.WL/L/E1  
5585/WIM.WL/R/P3 A  
5585/WIM.WL/ /E2A  
5585/WIM.WL/L/P1  
5585/WIM.WL/S/E1  
5585/WIM.WL/J/P3  
5585/WIM.WL/M/E4 rev. A  
5585/WIM.WL/M/P1 rev. B  
5585/WIM.WL/M/P2 rev. B  
5585/WIM.WL/U/P3 rev. A  
5585/WIM.WL/ 1400+/E1  
5585/WIM.WL/V/E rev. A  
5585/WIM.WL/V/E2 rev. A  
5585/WIM.WL/V/E3 rev. A  
5585/WIM.WL/ 1400+P1  
5585/WIM.WL/ 1402C/E2  
5585/WIM.WL/L/P2  
5585/WIM.WL/ 2BCH/P1  
5585/WIM.WL/J/E1  
5585/WIM.WL/ 1225/E3  
5585/WIM.WL/ 1225/P1  
5585/WIM.WL/ 1225/P2

5585/WIM.WL/ 1089/P1  
5585/WIM.WL/4BWC/P1 rev. A  
5585/WIM.WL/B/E1  
5585/WIM.WL/C/E1  
5585/WIM.WL/ C/E2  
5585/WIM.WL/M/P3 rev. B  
5585/WIM.WL/M/P4 rev. B  
5585/WIM.WL/P/E1 rev. A  
5585/WIM.WL/B/P2 rev. A  
5585/WIM.WL/B/P3 rev. A  
5585/WIM.WL/2000/P1 rev. A  
5585/WIM.WL/A/P4 rev. B  
5585/WIM.WL/R/E3  
5585/WIM.WL/E/E2 rev. B  
5585/WIM.WL/F  
5585/WIM.WL/B/E2 rev. A  
5585/WIM.WL/ 2000/E2  
5585/WIM.WL/V/P4 rev. A  
5585/WIM.WL/E/P1 rev. B  
5585/WIM.WL/W/E1 rev. A  
5585/WI.WL/05 A  
5585/WI.WL/SS/A  
5585/WIM.WL/W/E2 rev. A  
5585/WIM.WL/W/E3 rev. A  
5585/WIM.WL/W/E4 rev. A  
5585/WI.WL/SS/C  
5585/WI.WL/SS/D  
5585/WI.WL/GAR/P1  
5585/WI.WL/GAR/P2  
5585/WI.WL/GAR/P3  
5585/WI.WL/GAR/P4  
5585/WI.WL/GAR/P5  
5585/WIM.WL/C/P1  
WWL/A/3843/1882A/05 E - Style A Elevations  
5585/WIM.WL/K/E4, rev. A  
5585/WIM.WL/ 1735+/E1  
Planning Statement  
5585/WIM.WL/ 5BH/E2A  
5585/WIM.WL/ 5BH/P1A  
5585/WIM.WL/Q/P2 rev. B  
5585/WIM.WL/A/P3 rev. B  
5585/WIM.WL/ 2BCH/E1  
5585/WIM.WL/ 1735+/P1  
5585/WIM.WL/K/P2 rev. B  
5585/WIM.WL/K/P1 rev. B  
5585/WIM.WL/P/P3 rev. A  
5585/WIM.WL/G/E2  
5585/WIM.WL/N/E2  
5585/WIM.WL/F/P2 A  
5585/WIM.WL/P/P1 rev. A  
5585/WIM.WL/R/E1

WWL/A/3843/1882A/02 K - Style A Floor Plans

5585/WI.WL/BCS/P1  
5585/WI.WL/SS/P1  
5585/WIM.WL/01 REV.C  
5585/WIM.WL/02 REV.C  
5585/WIM.WL/04 REV.C  
5585/WIM.WL/07  
5585/WIM.WL/GAR/P6  
5585/WIM.WL/GAR/P7  
5585/WIM.WL/GAR/P8  
5585/WIM.WL/GAR/P9  
M16329-15 A, sheet 1  
5585/WIM.WL/CAR/P1  
5585/WIM.WL/BCS/P1  
5585/WIM.WL/U/E1  
5585/WIM.WL/U/E2  
M16329-15 A, sheet 2  
M16329-15 A, sheet 3  
5585/WIM.WL/T/E2  
5585/WIM.WL/T/E3  
5585/WIM.WL/T/E4  
5585/WIM.WL/T/P1  
5585/WIM.WL/T/P2  
5585/WIM.WL/DDA/P1  
5585/WIM.WL/T/P3  
5585/WIM.WL/R/E4  
5585/WIM.WL/GIP3  
5585/WIM.WL/R/P2 A  
5585/WIM.WL/ 1216/P1  
5585/WIM.WL/A/E1 rev. B  
5585/WIM.WL/J/P1  
5585/WIM.WL/J/P2  
5585/WIM.WL/SS/P1  
5585/WIM.WL/J/E3  
5585/WIM.WL/03  
5585/WIM.WL/A/P1 rev. B  
5585/WIM.WL/A/P2 rev. B  
5585/WIM.WL/06  
5585/WIM.WL/L/E3  
5585/WIM.WL/Q/P1 rev. B  
5585/WIM.WL/Q/P3 rev. B  
5585/WIM.WL/EAA/P2  
5585-WIM-WL-LOC1004  
5585/WIM.WL/ 3BCH/E1  
5585/WIM.WL/ 3BCH/P1A  
5585/WIM.WL/ 4BWC/E1  
5585/WIM.WL/ 5BH/E1A  
5585/WIM.WL/E/P2 rev. B  
5585/WIM.WL/B/P1 rev. A  
5585/WIM.WL/P/E2 rev. A  
5585/WIM.WL/P/E3 rev. A

5585/WIM.WL/P/E4 rev. A  
5585/WIM.WL/1396C/E1  
5585/WIM.WL/H2/E2  
5585/WIM.WL/H2/E3  
5585/WIM.WL/H2/P1  
5585/WIM.WL/H2/P2  
5585/WIM.WL/H2/P3  
5585/WIM.WL/T/E1  
5585/WIM.WL/ 1402C/P1  
5585/WIM.WL/K/P3 rev. B  
5585/WIM.WL/M/E1 rev. B  
5585/WIM.WL/M/E3 rev. A  
5585/WIM.WL/R/E2  
5585/WIM.WL/J/E2  
5585/WIM.WL/D/E1  
5585/WIM.WL/H1/E1  
5585/WIM.WL/F/E1 A  
5585/WIM.WL/A1/P1 rev. A  
5585/WIM.WL/ 1225/E1  
5585/WIM.WL/D/E2A  
5585/WIM.WL/D/P2A  
5585/WIM.WL/D/P1A  
WWL/A/3843/1882B/05 D - Style B Elevations  
5585/WIM.WL/ P/E2  
5585/WIM.WL/ P/P1  
5585/WIM.WL/ 713/E1  
5585/WIM.WL/A1/E1 rev. A  
5585/WIM.WL/A1/E2 rev. A  
5585/WIM.WL/R/P1 rev. B  
5585/WIM.WL/S/P1 rev. A  
5585/WIM.WL/U/P1 rev. A  
5585/WIM.WL/ 1396C/P2  
5585/WIM.WL/ 713/P1  
WWL/A/3843/1882B/02 G - Style B Floor Plans  
5585/WIM.WL/ 1396C/E2  
M16329-15 A, sheet 4  
5585/WIM.WL/U/P2 rev. A  
M16329-15 A, sheet 5  
M16329-15 A, sheet 6  
5585/WIM.WL/V/P1 rev. A  
5585/WIM.WL/V/P2 rev. A  
5585/WIM.WL/V/P3 rev. A  
5585/WIM.WL/M/E2  
5585/WIM.WL/N/E1  
5585/WIM.WL/ 1396SP/P1  
5585/WIM.WL/L/P3  
5585/WIM.WL/E/E1 rev. B  
M16329-15 A, sheet 7  
M16329-15 A, sheet 8  
M16329-15 A, sheet 9  
Design and Access Statement

Schedule of Landscape Maintenance  
Energy strategy  
Noise Assessment  
Flood Risk Assessment  
Desktop Archaeological Study  
Comments on from the Public Exhibition 16th October 2007  
Arboricultural Method Statement  
Eco Homes Assessment  
Arboricultural Implications Assessment  
Habitat Survey

**Date Plans Received:** 19/12/2012

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

**Date Application Valid:** 11/01/2013

## 1. SUMMARY

The application seeks a S.73 amendment to Condition 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 for the redevelopment of RAF Eastcote.

The application is one of five concurrent applications which seek to regularise the built development at the site, after a number of infractions have ensured the scheme has not been built in accordance with the approved plans.

This application relates to house Type B (1882), which is approved in two styles known as Style A and Style B, and seeks to regularise the built development in the following areas:

Plots 317, 320 (Style A) Plots 294, 309, 316, 321, 323, 326 (Style B)

- The approved elevations show only one dormer centrally located on the rear roof slope, although the approved 2nd floor plans do show 2 rear roof lights and a dormer (serving the second floor bonus rooms).

- The bonus rooms approved as habitable rooms, which were to be served by dormer windows in the front and rear roofslopes, centrally located. In addition, one side window was shown in the flank elevation, although this side window was conditioned to be obscure glazed (condition 7 of reserved matters approval ref: 10189/APP/2007/3046 dated 31/3/2008).

- The 'as built' development has included both the dormer and two roof lights on the rear roof slope. The central dormer now serves a shower/wc room, whilst the two rear roof lights now serve the internal space. One of the roof lights appears to be larger than that indicated on the floor plan of the approved drawings and the dormer has been lower in position in the roofslope and the design amended.

- In addition, the chimney stack has been built lower than the approved scheme, the eaves and roof of the conservatory have been amended and the design of the garage door has changed.

The approved drawings allowed for the erection of a dormer window on the rear roofslope of the dwellings, with rooflights shown on the approved floor plans. The creation of the rooflights has not significantly increased the actual or perceived overlooking of the neighbouring occupiers above the levels approved at reserved matters stage. The amendments to the dwellings are considered to have an acceptable impact

on the appearance of the dwelling and the visual amenities of the surrounding area. Therefore, the application is recommended for approval.

## **2. RECOMMENDATION**

**APPROVAL** subject to the following:

### **1 M1 Details/Samples to be Submitted**

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

- \* vertical tile hanging,
- \* balcony railings,
- \* roof details,
- \* porches,
- \* fenestration types and doors,
- \* comprehensive colour schemes for all built details.

#### **REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan (November 2012).

### **2 ST1 Standard Condition**

The development hereby approved north of public footpath R154 shall not be commenced until evidence is provided to the Local Planning Authority that a Department for Environment Food and Rural Affairs (DEFRA) Licence, in respect of the protection of the population of Great Crested Newts, has been obtained.

#### **REASON**

To ensure the protection of a European Protected Species and that the proposed development will not have unacceptable ecological effects on a Nature Reserve and Nature Conservation Site of Borough Grade II importance, in accordance with Part 1 Policy EM7 of the Hillingdon Local Plan (November 2012).

### **3 ST1 Standard Condition**

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

#### **REASON**

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

### **4 ST1 Standard Condition**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or

without modification), no extension to any dwellinghouse(s) including enlargement of roofs, nor any garage(s), shed(s) or other out-building(s) shall be erected without the grant of further specific permission from the local planning authority.

**REASON**

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Local Plan (November 2012).

**5 ST1 Standard Condition**

No development shall take place until details of the height, position, design and materials of any chimney or extraction vent or flue to be provided in connection with the Bio Mass boilers have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the vent/flue or chimney has been installed in accordance with the approved details. Thereafter it shall be permanently retained and maintained in good working order for so long as the use continues.

**REASON**

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012).

**6 ST1 Standard Condition**

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

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan (November 2012).

**7 ST1 Standard Condition**

The first and/or second floor side windows of all dwelling houses shall be glazed with obscured glass and non-opening except at top vent level for so long as the development remains in existence.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Local Plan (November 2012).

**8 DIS2 Access to Buildings for People with Disabilities**

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

**REASON**

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Local Plan (November 2012) and Policies 3.5 & 3.8 and 7.2 of the London Plan (July 2011).

DIS3



~~Development shall not be approved unless details for wheelchair disabled people~~ **Parking for Wheelchair Disabled People** provision for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with policy AM13 of the Hillingdon Local Plan (November 2012).

**10 ST1 Standard Condition**

Details of the internal design of the wheelchair units and the compliance of the remaining units to lifetime homes standard shall be submitted to and approved in writing by the Local Planning Authority before development commences. Hereafter, the units shall be constructed in accordance with the approved details.

REASON

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with Policy 3.8 of the London Plan (July 2011) and the Hillingdon Design and Accessibility Statement (HDAS) 'Accessible Hillingdon'.

**11 T3 Time Limit - Tree Works**

Development shall be commenced until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details in the approved Arboricultural Impact Appraisal, approved Method Statement and Tree Protection Plan. 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.

REASON

To enable the Local Planning Authority to reconsider the appropriateness of the works in the light of possible changed circumstances.

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

Details of the supervision of the tree protection referred to in the approved Method Statement received on 4/12/2007, in relation to the approved development, together with a programme of arboricultural input / works shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The scheme should be carried out in accordance with the approved method statement.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan (November 2012).

**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            153            Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan (November 2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation

LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.9	(2011) Cycling
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
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

### 3

Your attention is drawn to conditions 1, 2, 5, 9, 10, 11 & 12 which have been discharged under applications 10189/APP/2008/2800, 10189/APP/2008/2872, 10189/APP/2009/1845, 10189/APP/2010/1336, 10189/APP/2008/1941 and 100189/APP/2008/2380 and no further information is required in relation to these conditions. However condition 3 is still required to be discharged. The Council may consider taking enforcement action to rectify the breach of any condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

### 4

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact English Nature (Tel: 020 7831 6922) if you require further information.

### 5 I25 Consent for the Display of Adverts and Illuminated Signs

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

### 6

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

### 7

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage

or adequately clear it away could result in action being taken under the Highways Acts.

## 8

Specific security needs identified for the application site include the following:

\* The whole development must achieve Secured by Design (SBD) Accreditation. SBD can not be granted for the affordable housing element only.

\* Pedestrian link to Azalea Walk CCTV coverage of this pedestrian link would constitute a means of control.

\* Improvements to East/West Public Footpath formal surveillance by CCTV cameras and perimeter treatments of both sides of the public footpath. The requirements of SBD New Homes - Footpath Design to be closely followed where ever possible. Break-speed barriers should be installed at various points along the footpath, particularly where the CCTV cameras are trained. The perimeter treatments of the footpath should be, wherever possible, of a robust (15 to 20mm diam round bar) park-style railings, to maximise vision both in and out. Where there is a need for 1.8m close board privacy fencing (at the rear & side of plots 82 to 100) this should be topped with an extra 200mm of (flimsy) trellis and protected from graffiti with defensive planting.

\* Doors and Windows : Recessed front doors well beyond 600mm or secluded in other ways may preclude granting the SBD Award. All external (front and back) doors must be to PAS24 Standard and accessible windows to BS 7950, with the correct glassing in the appropriate areas.

\* Car Parking areas: All car parking areas must meet Safer Parking Standards. All basement parking must have access control and CCTV. Any parking areas to the rear of houses should also be access controlled for those residents only. Where there are a number of vehicles using an access controlled parking area a locally recorded CCTV system should be considered

\* Bin and bike stores for blocks : Wherever possible these should be within the shell of buildings. Double leaf doors should be avoided on bin stores and 'empty space' within the bin stores kept to a minimum. Bike stores to have a Pass24 standard door and racks inside broken up into cages of 2 bikes maximum - these stores must be fit for purpose. No signs outside saying 'Bicycle Store'. All Designs and security details for bike stores to be submitted before being built. No bike or bin stores to block sight lines to front doors and car parking areas etc. and wherever possible should be located within the 'private' areas of blocks of flats ie not in the public space.

\* Alleys leading to the rear of houses: These must be gated flush with the front building line of the houses. Gates should have stout frames capable of housing a BS3621 mortise lock and capable of being locked/unlocked from both sides. Likewise with gates to rear gardens. Flimsy C/B gates with inadequate locks and hinges are not acceptable.

\* Isolated Sub Stations : Any sub stations on the site should be well protected with 1.8m high railings, standing off at least 1.5m from the building itself. The proposed new sub station in the north of the site should not allow access behind it.

\* Ambiguous ownership of land : There must be no ambiguity of ownership of any land near buildings.

\* Security and CCTV around the Community Hall and LEAP. The LEAP should have railings around the perimeter as well as the play area itself and it's play equipment should be covered by CCTV. The hall itself should have good CCTV coverage all around it. You are advised to submit details to expedite the specified security needs in order to comply with Condition 3 of this planning permission. In addition to the above, and for this site to achieve 'Secured by Design' accreditation, doors and windows should also comply with the specifications set out in the 'SBD New Homes' documentation in the Design Guides & Publications section of the [www.securedbydesign.com](http://www.securedbydesign.com) website. Consultation with the local Police Crime Prevention Design Adviser (CPDA) will be required to achieve this award. The CPDA's contact number is 0208 246 1769.

**9**            **11**                    **Building to Approved Drawing**

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

**10**            **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).

**11**

There is need for the archaeological potential of the site to be further clarified through field evaluation, which is in accordance with Condition 32 of the approved outline permission. This will take the form of trial trenches across the site, but concentrated in the southwest corner. A Written Scheme of Investigation will need to be submitted and approved prior to the commencement of the evaluation works.

**12**            **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.

**13**            **111**                    **The Construction (Design and Management) Regulations 1994**

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

**14**            **112**                    **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

**15**            **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).

**16            I14            Installation of Plant and Machinery**

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

**17            I2            Encroachment**

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

**18            I18            Storage and Collection of Refuse**

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

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

**19            I19            Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

**20            I15            Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

## **21            I24                    Works affecting the Public Highway - General**

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

## **22**

In order to check that the proposed storm water system meets their requirements, the Environment Agency will require the following information be provided to discharge condition 34 of the outline planning permission: a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes. b) Confirmation of the critical storm duration. c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365. d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required. e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated. f) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

## **23**

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact Natural England (Tel: 020 7831 6922) if you require further information.

## **24            I34                    Building Regulations 'Access to and use of buildings'**

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

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

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled

people - Code of practice. AMD 15617 2005, AMD 15982 2005.

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

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

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

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

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

## **25 I59 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

### **3. CONSIDERATIONS**

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

The application relates to 8 x two storey detached dwellings (Plots 294, 309, 316, 317, 320 321, 323, 326) located across the eastern area of the northern section of the former RAF Eastcote site.

Plot 293 is located on the eastern side of the loop road in the northern area of the estate,



with its rear elevation facing Plot 303 within the application site.

Plot 309 is located on the southern side of the loop road in the northern area of the estate, with its rear elevation facing the side elevation of Plot 292.

Plots 316, 317, 320, 321 & 323 are located on the eastern side of the loop road in the northern area of the estate and their rear boundary lines are shared with the rear gardens of dwellings on Azalea Walk.

Plot 326 is on the southern side of the loop road in the northern area of the estate, with the right of way footpath to the rear of its curtilage and flat Block H2 further to the south.

Plots 290, 291 are on the western side of an estate road, with their rear elevations facing towards flat Block F within the application site.

Plot 293 is on the eastern side of an estate road, with its rear elevation facing Plot 304 within the application site.

Plot 308 is on the southern side of an estate road, with its rear elevation facing the side boundary line of Plot 292.

The larger site is 7.7 hectares in area and is bisected into northern and southern areas by an existing public footpath.

### **3.2 Proposed Scheme**

The application seeks a S.73 amendment to Condition 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 for the redevelopment of RAF Eastcote.

The application is one of five concurrent applications which seeks to regularise the built development at the site, after a number of minor infractions have ensured the scheme has not been built in accordance with the approved plans.

This application relates to house Type B (1882), which is approved in two styles known as Style A and Style B, and seeks to regularise the built development in the following areas:

Plots 317, 320 (Style A) Plots 294, 309, 316, 321, 323, 326

- The approved elevations show only one dormer centrally located on the rear roof slope, although the approved 2nd floor plans do show 2 rear roof lights and a dormer (serving the second floor bonus rooms).

- The bonus rooms approved as habitable rooms, which were to be served by dormer windows in the front and rear roofslopes, centrally located. In addition, one side window was shown in the flank elevation, although this side window was conditioned to be obscure glazed (condition 7 of reserved matters approval ref: 10189/APP/2007/3046 dated 31/3/2008).

- The 'as built' development has included both the dormer and two roof lights on the rear roof slope. The central dormer now serves a shower/wc room, whilst the two rear roof lights now serve the internal space. One of the roof lights appears to be larger than that indicated on the floor plan of the approved drawings and the dormer has been lower in position in the roofslope and the design amended.

- In addition, the chimney stack has been built lower than the approved scheme, the eaves and roof of the conservatory have been amended and the design of the garage door has changed.

### 3.3 Relevant Planning History

10189/APP/2004/1781 Raf Eastcote Lime Grove Ruislip

REDEVELOPMENT FOR RESIDENTIAL PURPOSES AT A DENSITY OF UP TO 50 DWELLINGS PER HECTARE, INCLUDING AFFORDABLE HOUSING, LIVE-WORK UNITS, A COMMUNITY FACILITY AND OPEN SPACE (OUTLINE APPLICATION)

**Decision:** 06-03-2006 Approved

10189/APP/2007/2463 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING ) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER SOURCE CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

**Decision:** 31-03-2008 Approved

10189/APP/2007/3046 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

**Decision:** 31-03-2008 Approved

10189/APP/2008/2699 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 17 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

**Decision:** 07-11-2008 Refused

10189/APP/2008/2702 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORY TO PLOT 13 (APPLICATION TO VARY PART OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/ 2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE

FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

**Decision:** 26-11-2008    Approved

10189/APP/2008/2703    Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 24 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

**Decision:** 07-11-2008    Refused

10189/APP/2008/2704    Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plot 83 (Application to vary parts of the approved layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

**Decision:** 07-11-2008    Refused

10189/APP/2008/2706    Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORY TO PLOT 84 (APPLICATION TO VARY PART OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/ 2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

**Decision:** 26-11-2008    Approved

10189/APP/2008/2708    Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 147, 148 and 149 (Application to vary parts of the approved layout under reserved matters approval ref. 10189/APP/2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/02/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

**Decision:** 12-11-2008    Refused

10189/APP/2008/2709    Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 7 and 82 (Application to vary parts of the approved

layout under reserved matters approval ref.10189/APP/ 2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/2/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

**Decision:** 07-11-2008 Refused

10189/APP/2008/2711 Raf Eastcote Lime Grove Ruislip

Provision of optional conservatories to Plots 132, 133 and 134 (Application to vary parts of the approved layout under reserved matters approval ref. 10189/APP/2007/3046 dated 31/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref.10189/APP/2007/3383 dated 21/2/2008 'Redevelopment of site for residential purposes, community facilities, open space and associated parking and landscaping'.)

**Decision:** 07-11-2008 Refused

10189/APP/2008/2712 Raf Eastcote Lime Grove Ruislip

PROVISION OF OPTIONAL CONSERVATORIES TO PLOTS 3, 5, 90, 91, 92, 126, 127, 128, 130, 181, 182, 195, 196, 197, 198, 299 AND 300 (APPLICATION TO VARY PARTS OF THE APPROVED LAYOUT UNDER RESERVED MATTERS APPROVAL REF.10189/APP/2007/3046 DATED 13/03/2008) (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING IN COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.10189/APP/2007/3383 DATED 21/02/2008 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'.)

**Decision:** 26-11-2008 Approved

10189/APP/2010/1976 Raf Eastcote Lime Grove Ruislip

Erection of timber sheds in the rear garden of Nos. 1, 5, 11, 13, 15, 40-48 (evens), and 52-104 (evens) Coleridge Drive, and 38 and 40 Flowers Avenue, as well as Plots 60-63, 82-86, 129, 132-134, 147-149, 184, 236-239 and 253-258 (Part retrospective application.)

**Decision:** 18-03-2011 Approved

10189/APP/2010/736 Raf Eastcote Lime Grove Ruislip

Provision of glazed conservatories to Plots 338, 344, 345 and 349 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design external appearance and landscaping in compliance with Condition 2 of Planning Permission ref:10189/APP/2007/3383 dated 21/02/2008: Residential Development.)

**Decision:** 22-06-2010 Approved

10189/APP/2010/737 Raf Eastcote Lime Grove Ruislip

Provision of glazed conservatories to Plots 262, 265, 278-282 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008)

(Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref:10189/APP/2007/ 3383 dated 21/02/2008: ResidentialDevelopment.)

**Decision:** 22-06-2010 Approved

10189/APP/2011/1119 Raf Eastcote Lime Grove Ruislip

Erection of a glazed conservatory at Plot 296. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008 - residential development)

**Decision:** 14-07-2011 Approved

10189/APP/2011/1677 Former R A F Eastcote Lime Grove Eastcote

Replacement of one 5 bedroom unit (type 2000D) with an alternative 5 bedroom dwelling at plot 325. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008.

**Decision:** 06-10-2011 Refused

10189/APP/2011/1724 Former R A F Eastcote Lime Grove Ruislip

Replacement of one 5 Bedroom dwelling (type 2000 D) with an alternative 5 bedroom dwelling at plot 314. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008)

**Decision:** 25-10-2011 Approved

10189/APP/2011/2278 Former Raf Eastcote Lime Grove Ruislip

3 no additional 2 bedroom apartments within Blocks C and W and re-design of 1 no 1 bedroom apartment within Block V approved under permission ref: 10189/APP/2007/3046

**Decision:** 10-11-2011 Withdrawn

10189/APP/2011/281 Land At Former R.A.F. Eastcote, Off Eastcote Road High Road East

Provision of glazed conservatory to plot 261: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008 (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

**Decision:** 07-04-2011 Approved

10189/APP/2011/282 Land At Former R.A.F. Eastcote, Off Eastcote Road High Road East

Provision of glazed conservatory to plot 259: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

**Decision:** 07-04-2011 Approved

10189/APP/2011/283 Land At Former R.A.F. Eastcote, Off Eastcote Road High Road East

Provision of glazed conservatory to plot 224: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

**Decision:** 07-04-2011 Approved

10189/APP/2012/106 Former Raf Eastcote Lime Grove Ruislip

Conversion of 3, one bedroom live work units to 6, one bedroom bedroom flats (Block R)

**Decision:** 30-08-2012 Refused

10189/APP/2012/108 Former Raf Eastcote Lime Grove Ruislip

Conversion of 3 one bedroom live work units to 6, one bedroom flats (Block H1)

**Decision:** 30-08-2012 Refused

10189/APP/2012/109 Former Raf Eastcote Lime Grove Ruislip

Conversion of 3 one bedroom live work units to 6 x one bedroom flats (Block L)

**Decision:** 30-08-2012 Refused

10189/APP/2012/112 Former Raf Eastcote Lime Grove Ruislip

Conversion of 3 one bedroom live work units to 6 x one bedroom flats (Block J)

**Decision:** 30-08-2012 Refused

10189/APP/2012/3143 Former Raf Eastcote Lime Grove Ruislip

S73 Application to vary the design, internal layout and external appearance of Block C (modifications of conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development).

**Decision:**

10189/APP/2012/3145 Former Raf Eastcote Lime Grove Ruislip

S73 Application to vary the internal layout and external appearance of House Type P (1761) (modifications to conditions 1, 6 and 10 Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.).

**Decision:**

10189/APP/2012/3146 Former Raf Eastcote Lime Grove Ruislip

S73 Application to vary the internal layout and external appearance of Block D (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).

**Decision:**

10189/APP/2012/3147      Former Raf Eastcote Lime Grove Ruislip

Section 73 Application to vary the internal layout and external appearance of Block W (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development).

**Decision:**

10189/APP/2013/230      Former Raf Eastcote Lime Grove Ruislip

Details of underground works in compliance with condition 23(iv) of outline planning permission ref: 10189/APP/2007/3383 dated 21/2/2008 (Residential development).

**Decision:**

**Comment on Relevant Planning History**

An enforcement case ENF/350/12 was opened on 4 July 2012 following a complaint from a neighbour that an extra rooflight had been inserted in block D, and a dormer in Block C. In November 2012, it came to the Council's attention that there may also be discrepancies with Block W. Further investigation and neighbour complaints highlighted that House Types B & P have not been built in accordance with the approved plans.

The applicant has submitted five concurrent applications, inclusive of the current application, to regularise the breaches at the site.

Outline planning permission was granted on 9th March 2006, for residential development at the former RAF Eastcote site. On February 21st 2008, four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

A S73 application to vary this outline planning permission was approved on 21st February 2008 (application ref:10189/APP/2007/3383), to allow flexibility in how vehicular access was to be achieved into the northern portion of the site from Road Eastcote Road. The location and specific details of an alternative access were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954). This was approved on 3rd March 2008 and has been implemented.

Reserved matters covering details of siting, design, external appearance and landscaping

for 385 residential units (ref: 10189/APP/2007/3046) were approved on 31 March 2008. In addition to the reserved matters details, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements were approved by Committee on 21st February 2008 and have been discharged.

Various applications to vary the layout, design and landscaping of the alternative access scheme approved under reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of conservatories to various plots have subsequently been approved. Details pursuant to the discharge of various outline and reserved matters conditions have also been approved.

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

No additional Planning Policies and Standards.

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

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- 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
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
  - (i) Dial-a-ride and mobility bus services
  - (ii) Shopmobility schemes
  - (iii) Convenient parking spaces
  - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.



BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 6.9	(2011) Cycling
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
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th February 2013**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

## External Consultees

Site Notice: Erected 16th January 2013.

Press Advertisement: Printed 23rd January.

29 neighbouring occupiers along with the Eastcote and Pembroke Park Residents Associations were notified of the application on 14th January 2013. By the close of the consultation period the Eastcote Residents Association had returned a petition with 33 signatures to the Local Planning Authority. This petition objected to all five concurrent applications as they believe the aggregated effects of all five applications are as follows:

- Loss of Privacy
- Unacceptable Increase in Density across the Scheme

A second petition of 26 residents on Eastcote Road was also received during the consultation period. The signatories on the second petition were not the same as those on the first petition. These neighbouring occupiers also objected to all five applications on the following grounds:

- Loss of Privacy
- Unacceptable Increase in Density across the scheme
- Harm the Character and Appearance of the Eastcote Villages Conservation Area
- Harm to the Appearance of the Approved Building.

A third petition of 21 residents from Azalea Walk was also received during the consultation period. These neighbouring occupiers objected to application references 10189/APP/2012/3144 and 10189/APP/2012/3145 relating to house type B & P only. These objections stated on the petition were as follows:

- Loss of Privacy
- Loss of Light

Two neighbouring occupiers returned individual consultation response in objection to the application. These objections were on the following grounds:

- Loss of Privacy
- Loss of Light

The above issues will be discussed in the main body of the report.

## Internal Consultees

CONSERVATION AND URBAN DESIGN

Style A, B- no objection to the minor fenestration changes and changes to the floor layout.

ACCESSIBILITY OFFICER

No accessibility concerns are raised as the amended layout offers an improvement on the plans previously approved.

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

The application seeks a S.73 amendment to regularise the completed development, due to a number of breaches of the reserved matters approval. The amendments are outlined in the proposed development section of this report.

All of the proposed amendments are considered not to significantly alter the proposed scheme to an extent where a new consent would be required. Therefore, the use of the s.73 application in this instance is considered acceptable.

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

A number of neighbouring occupiers have objected to the proposed development on the grounds on an unacceptable increase in density across the site. This application forms one of five concurrent application and the neighbouring occupier have objected to the accumulative impact on density from all five application.

The completed development has created no additional dwellings or habitable rooms within the Type B houses.

Across the five applications there has been a no additional residential units created and two bedrooms and two studies, totaling four habitable rooms, have been added across the whole site. The addition of four habitable rooms across a 385 unit scheme is not considered to increase the residential density to an unacceptable level. Therefore, no objection is raised in regard to the impact on the density of the scheme.

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

None of the House Type B plots would be visible from the Eastcote Villages Conservation Area. Therefore, the completed dwellings have not caused harm to the setting of the Conservation Area.

#### **7.04 Airport safeguarding**

The completed dwellings have not increased in height above the level approved in the reserved matters application. Therefore, no objection is raised on airport safeguarding grounds.

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

Not applicable to this application.

#### **7.06 Environmental Impact**

Not applicable to this application.

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

The Conservation and Urban Design officer has reviewed the amended plans and raised no objection to the amended design. The relocation of the dormer window in the roofslope and the erection of rooflights on the rear elevation is considered to have had an acceptable impact on the appearance of the dwelling. The other minor amendments have had minimal impact on the overall appearance of the property and no objection is raised in this instance. Therefore, the application is considered to comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan Part 2: Saved UDP Policies.

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

##### **DAYLIGHT & SUNLIGHT**

The amendments which the applicant is seeking to regularise in this application have not increased the height or massing of the buildings. Therefore, the existing unapproved alterations are considered not to have caused significant harm to the residential amenity of any neighbouring occupier in terms of loss of light, loss of outlook or sense of dominance.

##### **PRIVACY**

Three petitions were received during the course of the consultation process from the neighbouring occupier, including those on Azalea Walk, who objected to the proposed development due to loss of privacy from the creation of rooflights on Plot nos.316, 317, 320, 321 & 323. The nearest Type B dwelling (Plot 323) is located approximately 25

metres from the rear elevation of the nearest residential dwelling on Azalea Walk.

The Type B dwellings were approved with dormers in the rear elevation and the floor plans showed rooflights also being proposed. Therefore, these dwellings were approved with an outlook towards Azalea Walk from the second floor of the dwellings. The creation of rooflights alongside the dormers has not caused an increase in actual or perceived overlooking of the neighbouring dwellings to an extent that would warrant a refusal of this application. Therefore, the proposal is considered to comply Policy BE24 of the Hillingdon Local Plan Part 2: Saved UDP Policies.

**7.09 Living conditions for future occupiers**

The development has been built to ensure that sufficient sunlight and daylight would be provided to the habitable rooms at second floor level. Therefore, proposed amendments are considered to provide an adequate outlook and source of natural light in accordance with Policy BE20 of the Hillingdon Local Plan Part 2: Saved UDP Policies and Policy 3.5 of the London Plan (2011).

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

The development of House Type P has been completed with the same number of dwellings and bedrooms as the reserved matters approval. The car parking and cycle parking has been provided in accordance with the reserved matters approval and no objection is raised in relation to car parking, cycling parking and pedestrian access.

**7.11 Urban design, access and security**

Not applicable to this application.

**7.12 Disabled access**

The amended internal layout to the House Type B dwellings would provide acceptable turning areas for wheelchair users and are considered to comply with Lifetime Homes Standards and Policy AM13 of the Hillingdon Local Plan (July 2011).

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

No alteration to the approved landscaping and tree planting are proposed as part of this application.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

No further comments in relation to public consultation.

**7.20 Planning Obligations**

None required.

**7.21 Expediency of enforcement action**

No further action required in relation to the breaches of condition being regularised by this application.

**7.22 Other Issues**

No further issues for consideration.

## **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**

None received.

## **10. CONCLUSION**

The approved drawings allowed for the erection of a dormer window on the rear roofslope of the dwellings, with rooflights shown on the approved floor plans. The creation of the rooflights has not significantly increased the actual or perceived overlooking of the neighbouring occupiers above the levels approved at reserved matters stage. The amendments to the dwellings are considered to have an acceptable impact on the appearance of the dwelling and the visual amenities of the surrounding area. Therefore, the application is recommended for approval.

## **11. Reference Documents**

The Hillingdon Local Plan.

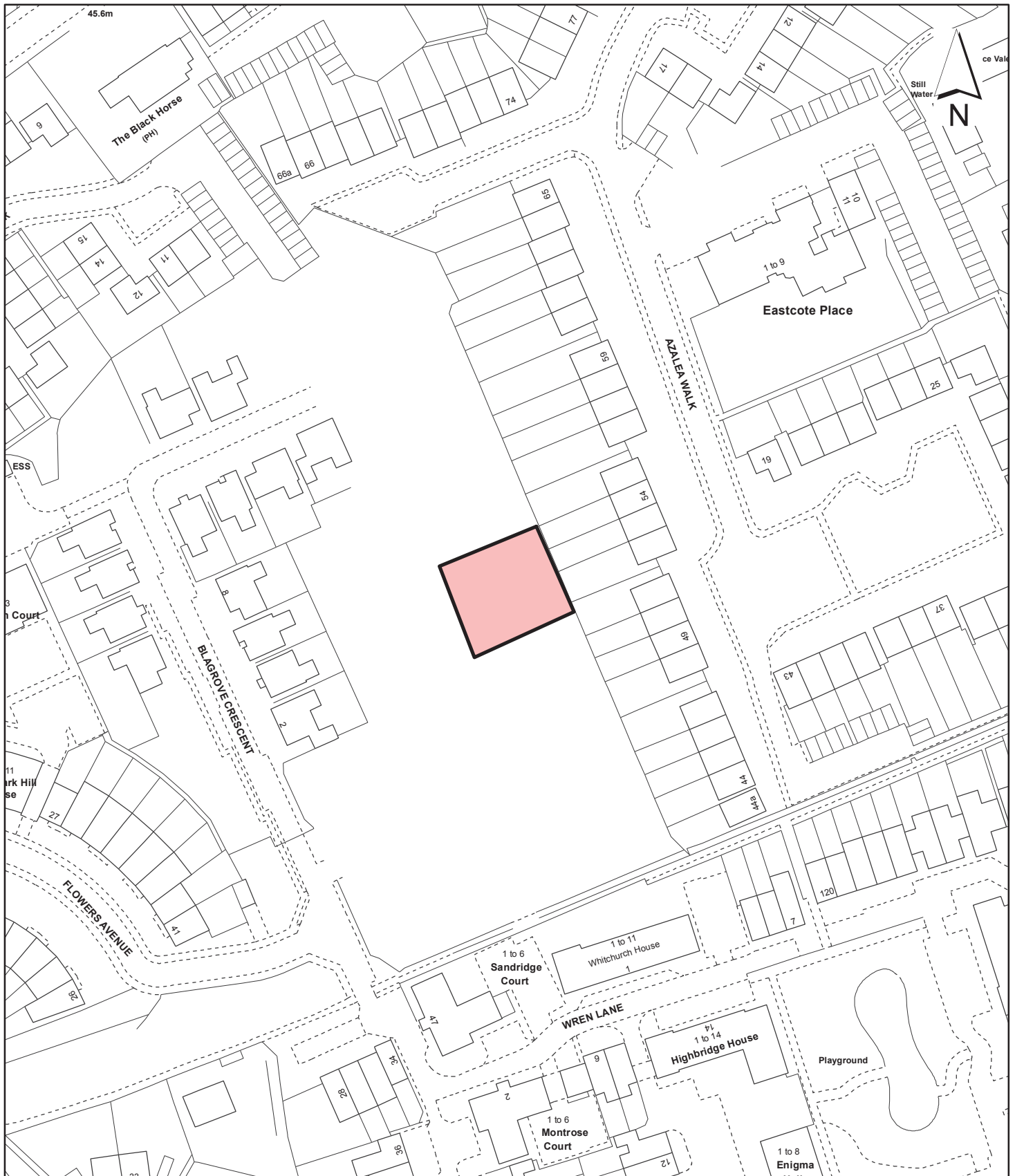
The London Plan (July 2011).

National Planning Policy Framework.

Hillingdon Design and Accessibility Statement Accessible Hillingdon.

**Contact Officer:** Alex Smith

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**Former RAF Eastcote  
 Lime Grove  
 Ruislip**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

Planning Application Ref:

**10189/APP/2012/3144**

Scale

**1:1,250**

Planning Committee

**North**

Date

**February  
 2013**



**HILLINGDON**  
 LONDON