

## Report of the Head of Planning, Sport and Green Spaces

**Address** FORMER REINDEER PUBLIC HOUSE MAXWELL ROAD NORTHWOOD

**Development:** Minor Material Amendment application, seeking modifications to balconies of flats 2 & 6, amendments to the internal layouts of flats 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12; amendments to roof and introduction of roof terraces to flats 11 and 12; increase in depth of northern front bay, provision of doors to front gardens for flats 4 and 5, use of front bays as terraces for flats 8 and 9; and reconfiguration of windows on the south west (courtyard) elevation, together with amendments to Parking Control Methodology. (S73 Application for amendments to approved plans under condition 4 and variation of condition 7 of planning permission 18958/APP/2011/873 dated 13/07/2011 (residential development)).

**LBH Ref Nos:** 18958/APP/2013/694

**Drawing Nos:** Parking Control Methodology  
1586 PC 004  
1586 PC 005  
1586 PC 010  
1586 PC 011  
1586 PC 012  
1586 PC 012 Window Schedule  
1586 PC 401 Door Schedule  
1586 PC 815 Podium  
1586 PC 100 A  
1586 PC 101 A  
1586 PC 102 A  
1586 PC 000  
1586 PC 816 Railings  
1586 PC 103 A  
1586 PC 104 B  
1586 PC 300 B  
1586 PC 301 B  
1586 PC 302 B  
1586 PC 303 B  
1586 PC 310  
1586 PC 311  
1586 PC 312  
1586 PC 313

**Date Plans Received:** 20/03/2013                      **Date(s) of Amendment(s):** 29/05/2013  
**Date Application Valid:** 25/03/2013                      20/03/2013

### 1. SUMMARY

The application seeks minor material amendments to the planning permission 18958/APP/2011/873 13/07/2011 which was granted on 13/07/2011. In addition the applicants are seeking a variation of condition 7 of the consented planning approval, to allow for some level of flexibility, enabling use of the spaces to be reserved for those who are mobility impaired, in addition to those using a wheelchair.

The amendments would not result in any adverse impacts on the character of the area, the amenity of neighbouring residents or future occupiers of the development. Furthermore, the development would maintain compliance with all other policies as secured under the original permission.

Subject to appropriate conditions and a legal agreement, the application is 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 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act (as amended) or other appropriate legislation to secure:**

**(i). Off Site Highways Works**

**ii). Education: A financial contribution for nursery and primary school places in the sum of £28,287.**

**(iii). Health: The Primary Care Trust have sought a contribution towards local primary health care facilities in the sum of £4,554.40.**

**(iv). Community facilities: A contribution in the sum of £10,000 towards expansion of local community facilities has been agreed.**

**(v). Libraries: A contribution in the sum of £483 towards library books has been agreed.**

**(vi). Open space: a contribution in the sum of £28,000 has been agreed towards local open space and recreation improvements (this is in line with the previous application).**

**(vii). Construction Training: A contribution of £ 5,000 towards the cost of providing construction skills training within the Borough has been agreed.**

**(viii). Project Management and Monitoring: A contribution to wards project management and monitoring has been agreed, equal to 5% of the total cash contributions secured from this proposal.**

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

**3. If the Legal Agreement(s) has not been finalised before 23/06/13, delegated authority be given to the Head of Planning, Sport and Green Spaces to refuse permission for the following reason:**

**The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, including the provision of off-site highways works and contributions for education, health, community facilities, libraries, open space provision and construction training. The scheme therefore conflicts with Policies AM2, AM7 and R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Hillingdon Planning Obligations Supplementary Document (July 2008).**

**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, subject to no material objections being received to the public consultation.**

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

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

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

**REASON**

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

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

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

- (i) fenestration and doors
- (ii) balconies
- (iii) boundary walls and railings
- (iv) external lighting
- (v) comprehensive colour scheme for all built details

**REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**3 M3 Boundary treatment - details**

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

**REASON**

To safeguard the visual amenities of the area in accordance with Policy BE13 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**4 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:

1586 PC 000  
1586 PC 100  
1586 PC 101  
1586 PC 102  
1586 PC 103  
1586 PC 104  
1586 PC 816 Railings  
Parking Control Methodology

1586 PC 300  
1586 PC 301  
1586 PC 302  
1586 PC 303  
1586 PC 004  
1586 PC 005  
1586 PC 010  
1586 PC 011  
1586 PC 012  
1586 PC 012 Window Schedule  
1586 PC 401 Door Schedule  
1586 PC 815 Podium

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 the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). and the London Plan (July 2011).

#### **5 DIS1 Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

#### REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and London Plan Policies 3.1, 3.8 and 7.2.

#### **6 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards**

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

#### REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan Policies 3.1, 3.8 and 7.2.

#### **7 A21 Parking for Wheelchair Disabled People**

Two parking spaces (with dimensions of 4.8m x 3.6m clearly line marked horizontally), to allow for wheelchair transfer to and from the side of car shall be reserved exclusively for people who are mobility impaired and/or using a wheelchair, unless there are no disabled occupants within the development, in accordance with the approved Parking Control Methodology, and unless otherwise agreed in writing by the Local Planning Authority. Such parking spaces shall be sited in close proximity to the nearest accessible building entrance with dropped kerbs provided from the car park to the pedestrian area. These parking spaces shall be provided prior to the occupation of the development. Thereafter, these facilities shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

#### REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances, in accordance with Policy AM15 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and London Plan Policies 3.1, 3.8 and 7.2.

#### **8 H1 Traffic Arrangements - submission of details**

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide or at least 3.0m wide where two adjacent bays may share an unloading area.

#### REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **9 H13 Installation of gates onto a highway**

No gates shall be installed which open outwards over the highway/footway.

#### REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM7 and AM8 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

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

The access for the proposed development shall be provided with 2.4m x 2.4m pedestrian visibility splays in both directions and the visibility splays 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 interest of highway safety in accordance with Policy AM7 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

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

Development shall not begin until details of the shuttle signals with a vehicle detection system at the entrance and exit of the access ramp have been submitted to and approved by the Local Planning Authority. The development shall not be occupied until the works which have been approved by the Local Planning Authority have been completed. Thereafter, these facilities shall be permanently retained.

#### REASON

In the interests of highway safety and in compliance with Policy AM7 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **12 H12 Closure of Existing Access**

The existing vehicular access at the site, shall be closed, the dropped kerb removed and the footway reinstated to match the adjoining footway within one month of the new access hereby approved being completed.

**REASON**

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM7 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**13 H15 Cycle Storage - In accordance with approved plans**

The development hereby permitted, shall not be occupied until the cycle storage facilities for 11 bicycles have been provided in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of cyclists.

**REASON**

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 6.9 of the London Plan.

**14 NONSC Non Standard Condition**

Development shall not begin until details of the new vehicular access off Maxwell Road, including details of the pedestrian crossing point (tactile paving) and the relocation of the on street parking bays in Maxwell Road, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works which have been approved by the Local Planning Authority have been completed.

**REASON**

In the interests of highway safety and in compliance with Policy AM7 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**15 N1 Noise-sensitive Buildings - use of specified measures**

Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from road traffic and other noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet acceptable internal noise design criteria. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

**REASON**

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic and other noise, in accordance with Policy OE5 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 7.15 of the London Plan.

**16 OM11 Floodlighting**

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources, light spillage and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local

Planning Authority other than for routine maintenance which does not change its details.

**REASON**

To safeguard the amenity of surrounding properties and in the interests of highway safety, in accordance with Policies BE13 and OE1 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 7.1 of the London Plan.

**17 OM14 Secured by Design**

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

**REASON**

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 7.1 and 7.3 of the London Plan.

**18 OM19 Construction Management Plan**

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

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

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

**REASON**

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**19 OM2 Levels**

No development shall take place until plans of the site showing the existing and proposed

ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

**REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**20 OM5 Provision of Bin Stores**

The secure and screened storage facilities for refuse and recyclables as shown on the approved plans shall be provided prior to the occupation of any units within the site and thereafter the facilities shall be permanently retained.

**REASON**

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**21 SUS1 Energy Efficiency Major Applications (full)**

No development shall take place on site until an energy efficiency report has been submitted to, and approved in writing by the Local Planning Authority. The energy efficiency report shall demonstrate how the Mayor's Energy Hierarchy will be integrated into the development, including a full assessment of the site's energy demand and carbon dioxide emissions, measures to reduce this demand and the provision of an 18.16% reduction in the site's carbon dioxide emissions needs through on site renewable energy generation. The energy strategy should clearly define the baseline energy usage which takes account of regulated energy (in accordance with Building Regulations) and unregulated energy (energy use not covered by Building Regulations). The renewable energy figure should be based on the whole energy use. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained.

**REASON**

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 5.1, 5.3, 5.4, 5.5, 5.7, and 5.9 of the London Plan.

**22 SUS5 Sustainable Urban Drainage**

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

**REASON**

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 5.13 of the London Plan and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and policy 5.12 of the London Plan.

**23 TL1 Existing Trees - Survey**

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



plan must show:-

- (i) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

#### REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **24 TL2 Trees to be retained**

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

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### **25 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained as indicated in Arbtech Consulting Ltd's Tree Report and drawing No. TPP-01, shall be erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.

5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with Policy BE38 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

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

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

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

The scheme shall also include details of the following: -

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

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

#### **27 TL6 Landscaping Scheme - implementation**

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

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season

with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

**REASON**

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with Policy BE38 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**28 TL7 Maintenance of Landscaped Areas**

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

**REASON**

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**29 NONSC Non Standard Condition**

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

**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 off site receptors, in accordance with Policy OE11 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**30 NONSC Non Standard Condition**

No part of the development shall be occupied until details of the method of control for the designation and allocation of parking spaces has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the parking spaces shall be retained for the sole use of the individual flats in accordance with the approved details.

**REASON**

In order to ensure that sufficient parking is provided, in accordance with Policies AM14 and AM15 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**31 NONSC Non Standard Condition**

No development shall take place until details of all balconies, including obscure screening have been submitted to and approved by the Local Planning Authority. The approved screening, where necessary, shall be installed before the development is occupied and shall be permanently retained for so long as the development remains in existence.

**REASON**

To ensure that the development presents a satisfactory appearance and to safeguard the privacy of residents in accordance with Policies BE13 and BE24 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**32 NONSC Non Standard Condition**

Prior to development commencing, the applicant shall submit a refuse management plan to the Local Planning Authority for its approval. The plan shall detail how the refuse and recycling bins shall be moved to a predefined collection point and how the service road is to be kept clear of parked vehicles on collection day. The approved measures shall be implemented and maintained for so long as the development remains in existence.

**REASON**

To safeguard the amenity of surrounding areas and in the interests of highway and pedestrian safety, in accordance with Policies OE1 and AM7 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**33 NONSC Non Standard Condition**

Before development commences, plans and details of one electric vehicle charging point, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

**REASON**

To encourage sustainable travel and to comply with London Plan Policy 5.3.

**34 D2 Obscured Glazing**

The Oriel windows and non habitable windows in the north east and south west elevations shall be glazed with obscure glass and non-opening except at top vent level, as detailed on approved drawing nos. 6133-PL-009 Rev A, 6133-PL-011 Rev A and 6133-PL-014 for so long as the development remains in existence.

**REASON**

To prevent overlooking to adjoining properties, in accordance with Policy BE24 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (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 I53 Compulsory Informative (2)**

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

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
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
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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

### **3            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.

### **4            12            Encroachment**

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

### **5            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.

### **6            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).

### **7            112            Notification to Building Contractors**

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

## **8 114C Compliance with Building Regulations Access to and use of**

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 and 8.

## **9 115 Control of Environmental Nuisance from Construction Work**

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

- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours

and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

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

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

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

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

#### **10            I16            Directional Signage**

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

#### **11            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).

#### **12            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).

#### **13            I25A            The Party Wall etc. Act 1996**

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining

owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

**14**      **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).

**15**      **19**                      **Community Safety - Designing Out Crime**

Before the submission of reserved matters/details required by condition x you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

**16**

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system. The hard standing shall therefore be so designed and constructed that surface water from the private land shall not be permitted to drain onto the highway or into the highway drainage system.

**17**

With regard to the external materials (condition 2), you are advised that it will be important to ensure that the materials match those older buildings in the locality. The drawings are annotated as being dark red/brown tiles and these are considered appropriate. The drawings also show stock brick, which should be a deep red, rather than the yellow/buff shown in the perspectives.

**18**

In seeking to discharge condition 30 (car parking), the applicant is advised that the preferred solution is to allocate 2 parking spaces each for the 3 bedroom flats and 1 space each for the smaller units.

**19**

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

**20**

Specific security needs identified for the application site include CCTV coverage of certain key areas within the development, namely the underground car park and the main vehicular entrance to the development. This could be a simple fixed camera system for deterrence and retrospective investigation only and not monitored system. You are



advised to submit details to expedite the specified security needs. In addition to the above, for this site to achieve 'Secured by Design' accreditation, you are advised to consult with the local Police Crime Prevention Design Adviser (CPDA). The CPDA's contact number is 0208 246 1769.

## **21**

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

## **22**

Your attention is drawn to conditions 2, 4, 8, 10, 11, 14, 16, 17, 18, 20, 21, 22, 24, 26, 28, 30, 31 and 34, 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 these conditions. For further information and advice contact: Planning and Community and Environmental Services Group, Civic Centre, Uxbridge (Tel: 01895 250230).

## **23**

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.

## **24**

The applicant is encouraged to discuss with Council officers in conjunction with the Metropolitan Police Crime Prevention Officer whether on site CCTV cameras can be linked to the Council's central CCTV system.

## **25**

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £0.00 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website [www.hillingdon.gov.uk/index.jsp?articleid=24738](http://www.hillingdon.gov.uk/index.jsp?articleid=24738)"

## **26**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

### **3. CONSIDERATIONS**

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

The site formally comprised the Reindeer Public House plus an ancillary six bedroom residential apartment and 20 off-street parking spaces. In addition land to the front of the former public house building was utilised for a further three car parking spaces. The building has already been demolished and the site is currently cleared and boarded.

The site has an area of approximately 0.1493 hectares and is located in Green Lane Northwood Minor Town Centre. The site is positioned between the Primary Shopping Area and a residential area to the west, outside the town centre boundary. To the north west is a small non-designated commercial business area. The site is within an aviation height restriction area.

The site falls within the Northwood Town Centre, Green Lane Conservation Area, which was designated on 2 December 2009.

#### **3.2 Proposed Scheme**

The current application seeks a minor material amendment under S73 of the Town and Country Planning Act to alter the approved scheme granted on the 13 July 2011, for the erection of a part two, part three, part four storey building comprising 12 flats, as set out below:

- Centralisation of balconies to flats 2 and 6;
- Amendments to the internal layouts of flats 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12;
- Amendments of the roof and introduction of roof terraces to flats 11 and 12;
- Provision of front door to unit 4;
- Increase in depth of northern front bay by 460mm
- Provision of doors to front gardens for Flats 4 and 5,
- Use of front bays as terraces for flats 8 and 9; and
- Amendments to fenestration on south west and north west elevation.
- Reconfiguration of windows on the south west (courtyard) elevation.

The application seeks to consolidate changes to the approved scheme, previously granted under the the non material amendment and minor material amendment procedures, together with amendments to the internal layout of the flats and minor alterations to the roof and elevational details. It should be noted that most of the amendments contained under the current application already benefit from approval under the above mentioned consents. As such, consideration is limited to the following changes:

Internal amendments:

Flat 1: Amendments to layout (primarily location of bathrooms). Introduction of utility room.

Flat 2: Minor amendments to layout. Introduction of utility room.

Flats 3-5: Minor amendments to layout.

Flat 6: Amendments to layout. Change from approved study to family room. Introduction of new study.

Flats 7-11: Minor amendments to layout.

Flat 12: Minor amendments to layout. Relocation of kitchen and bedroom 2.

South East Elevation -

- Proposed raised roof line toward 8 Maxwell Road

·Balconies and bay details

North East elevation -

- Details of oriel windows
- An additional roof light
- Rear access gates

North west elevation -

- Additional bulk at roof level
- The arch to the car park

In addition the applicants are seeking a variation of condition 7 of the consented planning approval, which explicitly requires the disabled spaces to be reserved exclusively for people using wheelchairs. We would request that the wording of this condition be amended to allow for some level of flexibility. This would allow use of the spaces to be reserved for those who are mobility impaired, in addition to those using a wheelchair. The applicants have also requested that the condition be relaxed to allow unrestricted use of the spaces, in the event that there are no disabled occupants within the development. A Parking Control Methodology, has been submitted detailing how this would be implemented.

### 3.3 Relevant Planning History

18958/APP/2008/1996 The Reindeer Ph Maxwell Road Northwood

Erection of two blocks comprising 14 flats and 468m<sup>2</sup> of commercial space with associated parking.

**Decision:** 29-10-2008 Refused **Appeal:** 08-05-2009 Dismissed

18958/APP/2009/2210 Former Reindeer Public House Maxwell Road Northwood

Erection of a part two, part three, part four storey building comprising of 1 one-bedroom flat, 4 two-bedroom flats and 7 three-bedroom flats, with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access.

**Decision:** 08-06-2010 Refused **Appeal:** 24-02-2011 Dismissed

18958/APP/2010/2210 Former Reindeer Public House Maxwell Road Northwood

Erection of a part two storey, part three storey, part four storey building comprising 1, one-bedroom flat, 4, two-bedroom flats and 6, three-bedroom flats, with associated car parking, secured cycle parking, bin store and alterations to vehicular access

**Decision:** 23-06-2011 Approved

18958/APP/2011/873 Former Reindeer Public House Maxwell Road Northwood

Erection of a part two, part three, part four storey building comprising 12 flats, with associated surface and basement car parking, secured cycle parking, bin store and alterations to vehicular access.

**Decision:** 11-07-2011 Approved

18958/APP/2012/1035 Former Reindeer Public House Maxwell Road Northwood

Minor Material Amendment to planning permission 18958/APP/2011/873 dated 13/07/2011 seeking amendments to balconies of flats 2 & 6, amendments to the internal layouts of flats 2, 3, 4, 5, 6, 7, 8 & 11; amendments of roof and introduction of roof terraces to flats 11 and 12; provision of front doors for flat 4; increase in depth of bays by 460mm provision of doors to front gardens for flat 5 (south east elevation); and amendments to fenestration on south west elevation. (S73 Application for amendment to approved plans under condition 4).

**Decision:** 27-07-2012 Approved

18958/APP/2012/980 Former Reindeer Public House Maxwell Road Northwood

Non-material amendments to planning permission 18958/APP/2011/873 dated 13/07/2011 seeking amendments to balconies of flats 2 & 6, amendments to the internal layouts of flats 2, 3, 4, 5, 6, 7, 8 & 11; amendments of roof and introduction of roof lights to flat 12; provision of doors to front gardens for flats 4 & 5 (south east elevation); and amendments to fenestration on south west elevation.

**Decision:** 22-05-2012 Approved

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

The application site has quite an extensive planning history, the most relevant of which is set out below. Of particular note is that alterations to the approved design have been approved via the Non-Material Amendment procedure under Section 96a of the Town and Country Planning Act(Ref: 18958/APP/2012/980)dated 22-05-12. This is where the applicant seeks approval for changes to a scheme not considered to be at all material. These consisted off:

- Amendments to balconies of flats 2 & 6;
- Amendments to the internal layouts of flats 2, 3, 4, 5, 6, 7, 8 & 11 (These did not alter the number of bedrooms, total floor area or any material aspect of the layout);
- Amendments of roof and introduction of roof lights to flat 12; and
- The provision of doors to front gardens for flats 4 & 5 (south east elevation); and
- Amendments to fenestration on south west elevation.

Further amendments were approved under the S73 Minor Material Amendment application (ref:18958/APP/2012/1035, dated 27-07-12, as these changes required full consultation with all neighbours. These amendments comprised the following:

- Amendments to roof and introduction of roof terraces to flats 11 and 12
- Increase in depth of bays by 460mm for flat 5.

It should be noted that many of the of the amendments contained under the current application already benefit from approval under the above mentioned consents, the main considerations in this application are limited to additional changes and variation of condition 7 (disabled parking).

#### **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.BE1	(2012) Built Environment
PT1.C11	(2012) Community Infrastructure Provision
PT1.E5	(2012) Town and Local Centres
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM4	(2012) Open Space and Informal Recreation
PT1.H1	(2012) Housing Growth
PT1.H2	(2012) Affordable Housing
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
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
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **26th June 2013**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

The application has been advertised as a development likely to affect the character of the Northwood Town Centre, Green Lane Conservation Area. In addition, 73 nearby owners and occupiers, including the Northwood Residents Association were consulted on the application. No comments have been received in respect of this consultation.

NORTHWOOD RESIDENTS ASSOCIATION. - No response.

### Internal Consultees

URBAN DESIGN AND CONSERVATION:

#### Floor Plans

- Lower ground floor- is the area allocated for bin storage part of the site? This seems to be on the shared access road, which is rather tight for space.

(This arrangement has been amended to ensure that all elements fall within the red line area and have minimal impact on the access road).

- Ground floor- there is a lack of tree planting along the front boundary, which is important in terms of the quality of the street scene and also to the rear along the side boundary with 8 Maxwell Road, where there will potentially be overlooking issues. The raised walkway along the boundary may also have an impact on the amenity of the neighbours. The front garden area also seems to be divided up with fencing, which would give the frontage a fragmented appearance, rather than reading as one garden space.

(Boundary treatment can be considered further in respect of the conditions discharge application. It is not necessary to have all elements of boundary treatment agreed in detail at this stage).

Roof- the roof form has altered and officers remain concerned re the visibility of the roof level PVs in views from the surrounding Conservation Area (CA). Ideally, the originally agreed rear chimney stack should be reintroduced and used to disguise the lift overrun.

(The chimney stack has now been reintroduced).

#### Elevations

- South East- the proposed raised roof line toward 8 Maxwell Road does not accord with the roof plan as shown for this part of the building. The roof should not increase in height in this location as the new building should step down in scale to the adjacent existing house. The roof would also look bulky and over large for the gable and architectural features below it.

(Any changes to the roof line are the minimum necessary and reflect the thickness of construction).

- The balconies/bays as shown are poorly detailed, with an overly solid appearance. The introduction of glazed panels, instead of a timber balustrade to the balconies, would be at odds with the Arts and Crafts (traditional) style of the building. The bays also look overlarge in comparison with the proportions of the gables above.

(The width of the balconies reflect what was approved under the previous S73 consent. In terms of materials, the applicant does not consider wood to be appropriate, but is willing to change the materials to have a metal balustrade, which is considered appropriate.

- The modern door and glazed canopy would also look incongruous - the whole balance of the elevations has changed and now has an odd mix of modern and traditional features that look mismatched.

(The canopy has been altered to reflect that previously approved.)

- The brick plinth is too high, and was better as originally agreed.

(The brick plinth has been lowered.)

- We would also still need to agree the bricks to be used and the proposed grey concrete tiles are not what we would normally expect to see in a CA. These would also not reflect the Arts and Crafts character of many of the buildings within the CA, which have red/brown plain tiles.

(These details can be agreed as part of the conditions discharge application.)

- The functional looking side gate should be in timber and either of an improved design, or located behind the main building line.

(This has been altered to reflect the above comments.)

North East elevation

- All the skylights should be kept below the ridge line if located on the crown roof.

(The plans have been amended accordingly).

- The brick plinth as previously noted appears too high.

(This has been lowered).

The two separate windows on the large gable need to be moved away from the eaves and designed to read as one element, with perhaps a recess, or dummy window, in between.

(Plans have been amended accordingly.)

- The detailing on the gable, string course and upper part of the gable, should also be retained as this would break up its bulk.

(This has been addressed in the revised plans.)

- The originally agreed traditional door canopy design should be retained for the reasons already stated.

(The plans have been amended accordingly.)

- The base of the oriel windows also look rather heavy compared with the original design and could do with a moulding/or additional detail, to create a less bulky and boxy appearance.

(This element is required as proposed to meet sustainability and structural requirements, therefore the oriel windows have not been altered.)

- The additional roof light appears overly large and the gables at roof level over the side door should be retained as dormers, as this would reduce their apparent size and overall bulk at roof level.

(This is an automatic opening vent in case of fire and is a detailed design issue and is required to meet the necessary legislation.)

- The low level vents should be painted to match the brick work and ideally designed and positioned to have a coherent appearance.

(These have been designed to meet code level requirements. The applicant does not consider appropriate or necessary to alter these, as their impact is negligible.)

- If rear access gates are required, they should be of a simple design and constructed in timber.

(The access gates as proposed are considered appropriate for the site and allow sufficient visual permeability as well as taking into account secured by design considerations. Metal gates are not considered inappropriate in this location and view of the gates will be very limited from public vantage points. The proposed gates have not therefore been altered).

North west elevation -

- there are concerns re the additional bulk at roof level.

(This has been addressed as far as possible in the revised drawings. However, some additional bulk and a change in pitch has become necessary, due to the thickness of construction required in order to meet sustainability and other construction requirements)

- No objections are raised to the change in the size and design of the large dormer and no objection in principle to the additional low level windows, but these should line up with the windows above.

(The plans have been amended accordingly.)

- The plinth remains too high on this elevation and changes its proportions from a vertical to horizontal emphasis.

(The plinth has been lowered.)

- The arch to the car park is a more traditional feature than the square opening currently proposed.

(The current design is necessary for site servicing purposes. This is a detailed design issue and there will be limited views of the entrance to the car park from public vantage points).

South East elevation

- It not clear what is happening to roof heights with this element of the scheme, but overall the proportions of the roof appear to have changed, such that it appears to have a larger crown roof and a more squat appearance, to the detriment of the appearance of the building.

(The applicant has confirmed that the roof height has not increased on this elevation. The amended plans clarify this.)

In conclusion, there appears to have been a loss in design quality across the scheme. Revisions are required to ensure that the building has a consistent design approach that is appropriate to its location within a conservation area.

(Officer Comment - Revised plans have been received which address the main areas of concern raised by the Council's Urban Design Officer.)



## ACCESS OFFICER

It would be preferable not to mark the spaces with the international wheelchair symbol. It is acceptable in a development of this size not to mark the spaces as "disabled", provided all the spaces are allocated to the individual flats. As you say, there may be no disabled people living in flats, and this would lead to confusion and misunderstanding if that happened and a non-disabled person was using a 'disabled space'.

Moreover, it's about providing sufficient space for disabled people, rather than advertising that the flat is occupied by a disabled person. This helps to avoid issues of targeted crime.

The parking spaces should be allocated to the flats with appropriate 'line marking' to ensure that the spaces are of a sufficient width for wheelchair users.

### **7. MAIN PLANNING ISSUES**

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

The principle of the development has been established under the original grant of planning permission (Ref: 18958/APP/2011/873).

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

The density of the development has been established under the original grant of planning permission (Ref: 18958/APP/2011/873). There are no changes proposed with respect to the number of units or habitable rooms.

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

The proposal would have no additional impact on archaeology over those considered under the original consent.

The proposed changes would have a minimal impact on the external appearance of the building.

The modern door and glazed canopy, sky lights, the brick plinth, side gate, detailing on the gable, string course and upper part of the gable and the fenestration on the north east and north west elevation have been modified in line with the Urban Design and Conservation Officer's comments.

With regard to detailing on the north east elevation, the design of the oriel windows also is required as proposed to meet sustainability and structural requirements, therefore the oriel windows have not been altered. The additional roof light is an automatic opening vent in case of fire and is a detailed design issue and is required to meet the necessary Building Control legislation. The low level vents have been designed to meet code level requirements. The applicant does not consider appropriate or necessary to alter these, as their impact is negligible.

The rear access gates as proposed has been designed to allow sufficient visual permeability as well as taking into account secured by design considerations. Any views of the gates will be very limited from public vantage points. In the circumstances, metal gates are considered appropriate in this location.

In terms of changes to the roof, the chimney stack has now been reintroduced to disguise the lift overrun. The proposed PVs will be laid flush with the roof and any visual impacts will therefore be negligible. The need for on-site renewable energy provision needs to be balanced against the need to protect the character of the conservation area.

The applicants have submitted that some additional bulk and a change in pitch has

become necessary, on the north west and south east elevations, to take into account the thickness of construction required in order to meet sustainability and other construction requirements. The amended plans confirm that the roof form has not altered or increased to any significant degree.

With regard to the treatment of the front garden, the arch to the car park and boundary fencing details, these issues can be considered further as part of the conditions discharge application. It is not considered necessary to have all elements of the elevational and boundary treatment agreed in detail at this stage.

The Council's Urban Design and Conservation Officer initially raised a number of concerns (listed in the consultation section of this report), regarding some of the changes to the approved schemes. Amended plans have been submitted largely addressing the main issues raised by the Conservation Officer.

It is considered that the proposed amendments would not have any material adverse impacts on the character of the Northwood Town Centre, Green Lane Conservation Area, or the setting of the nearby Northwood Police Station which is Grade II listed. The scheme is therefore considered to comply with the aims of Saved Policies BE4 and BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) in this respect.

#### **7.04 Airport safeguarding**

The proposal would not have any additional impact on airport safeguarding over that considered within the original grant of planning permission (Ref: 18958/APP/2011/873).

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

The application is not located within or in proximity to the Metropolitan Green Belt.

#### **7.06 Environmental Impact**

The proposal would not have any environmental impacts over those considered within the original grant of planning permission (Ref: 18958/APP/2011/873).

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

Policies BE13 and BE19 of the UDP attempt to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Policy BE13 states that, in terms of the built environment, the design of new buildings should complement or improve the character and appearance of the surrounding area and should incorporate design elements which stimulate and sustain visual interest. Policy BE38 of the UDP requires new development proposals to incorporate appropriate landscaping proposals. More specifically, in respect of town centres, Policy BE26 seeks to ensure that the design, layout and landscaping of new buildings reflects their role, overall scale and character as a focus of shopping and employment activity.

The proposed changes would have a minimal impact on the external appearance of the building. Overall, it is considered that the scheme will introduce a built form that is appropriate to its Conservation Area context and will improve the townscape character of the area, with a satisfactory built form, in compliance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

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

The proposed terraces serving units 11 and 12 would both benefit from full height privacy screens as shown on the approved plans, as such the proposals would not result in any loss of privacy to neighbouring properties and the scheme would accord with Policy BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) in this respect.

The proposed changes would not result in any other impacts on the amenity of

neighbouring occupiers.

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

Policy BE24 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires that new development benefit from adequate levels of privacy.

The proposed terraces serving units 11 and 12 would both benefit from full height privacy screens as shown on the approved plans, as such the proposals would not result in any loss of privacy to other units within the development.

In terms of the proposal to extend the bay serving unit 5 and introduce doors, the submitted drawings demonstrate that there is adequate scope for the realignment of the footpath in this location which would increase the separation of the footpath from the bay. The detailed location of the footpath and soft landscaping in this area could be secured under the landscaping condition. Accordingly, it is not considered that the amendment would have any significant adverse impact on the privacy of this future occupier.

In terms of overall amenity provision for the future occupiers, the units within the proposed development would maintain compliance with the Council's internal floorspace standard, however the proposal would increase the level of external amenity space available for units 11 and 12.

Overall, it is considered that the development as proposed would maintain an appropriate environment for future occupiers.

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

The proposal would not alter any of the arrangement in respect of the number of parking spaces, cycle parking, or vehicular access which were previously agreed within the original grant of planning permission (Ref: 18958/APP/2011/873). Of the 12 units, 2 (17%) are wheelchair accessible flats and all the units will comply with the Lifetime Homes Standards. Secure parking is provided at a ratio of 1:1, which meets the car parking standards, with one additional visitor space provided. 11 spaces are located on the lower-ground floor (basement) with 2 additional spaces located to the front of the site; both with dimensions of 4.8m x 3.6m, to allow for wheelchair transfer.

However, the application seeks a variation of condition 7 of the consented planning approval, which explicitly requires the disabled spaces to be reserved exclusively for people using wheelchairs.

The applicants request that the wording of this condition be amended to allow for some level of flexibility. This would allow use of the spaces to be reserved for those who are mobility impaired, as well as for those using a wheelchair. Officers concede that the condition as worded is unduely onerous in this regard, as not all mobility impaired people use wheelchairs.

The applicants have also requested that the condition be relaxed to allow general use of the disables paring spaces, in the event that there are no disabled occupants within the development. At least one car park space will be allocated to each flat. However, if there are no disabled residents in the block, the designated disabled spaces could be allocated to other residents. A Parking Control Methodology has been submitted detailing how this would be implemented.

The revised wording of condition 7 would be as follows:

Two parking spaces (with dimensions of 4.8m x 3.6m clearly line marked horizontally), to allow for wheelchair transfer to and from the side of car shall be reserved exclusively for people who are mobility impaired and/or using a wheelchair, unless there are no disabled occupants within the development, in accordance with the approved Parking Control Methodology, and unless otherwise agreed in writing by the Local Planning Authority. Such parking spaces shall be sited in close proximity to the nearest accessible building entrance with dropped kerbs provided from the car park to the pedestrian area. These parking spaces shall be provided prior to the occupation of the development. Thereafter, these facilities shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

The Access Officer comments that it would be preferable in any event, not to mark the spaces with the international wheelchair symbol. It is acceptable in a development of this size not to mark the spaces as "disabled", provided all the spaces are allocated to the individual flats. Given that there may be no disabled people living in flats, and this would lead to confusion and misunderstanding, if a non-disabled person was using a 'disabled space'.

The Access Officer also points out that the crucial requirement is to ensure that sufficient space is provided for disabled people, rather than advertising that the flat is occupied by a disabled person. This helps to avoid issues of targeted crime. The Access Officer therefore raises no objections to the revised wording of condition 7, provided the parking spaces are specifically allocated to the flats, with appropriate 'line marking', to ensure that the spaces are of a sufficient width for wheelchair users, as and when required. These requirements, including details of the method of control for the designation and allocation of parking spaces are secured by condition.

Subject to these safeguards, no objections are raised to the revised wording of condition 7 of the consented planning approval.

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

Issues of design and access have been discussed elsewhere in the relevant sections of this report.

In respect of security, it is not considered that the proposal would have any significant adverse impacts in terms of security. A condition would ensure that the scheme needed to comply with Secured by Design Standards.

#### **7.12 Disabled access**

The proposals would not alter the level of accessibility achieved within the development from that previously agreed within the original grant of planning permission (Ref: 18958/APP/2011/873). The scheme would retain appropriate internal layouts to comply with Lifetime Homes Standards and an appropriate number of disabled units would be provided.

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

The original grant of planning permission (Ref: 18958/APP/2011/873) did not secure any affordable housing, as it was demonstrated that this was not viable. The proposed amendments would not increase the viability of the development and accordingly the scheme would still provide no affordable housing.

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

The proposal would not significantly alter the development in terms of landscaping, trees and ecology from the scheme previously agreed within the original grant of planning permission (Ref: 18958/APP/2011/873). It is noted that that detailed landscaping and tree

protection conditions are attached to the recommendation which would enable the final detailed layout of the frontage to be approved.

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

The proposal would not alter the development in terms of waste management or storage from the scheme previously agreed within the original grant of planning permission (Ref: 18958/APP/2011/873).

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

The proposal would not alter the development in terms of renewable energy/sustainability from the scheme previously agreed within the original grant of planning permission (Ref: 18958/APP/2011/873).

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

There are no specific flooding or drainage issues associated with this application, and the proposal would not alter the development in terms of drainage or flood risk.

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

The proposal would result in no additional impacts on noise or air quality over those considered within the original grant of planning permission (Ref: 18958/APP/2011/873).

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

No comments were received as a result of the public consultation.

#### **7.20 Planning Obligations**

The original Grant of planning permission secured the following planning obligations by way of a legal agreement:

1. Education: A financial contribution for nursery and primary school places in the sum of £28,287.
2. Health: The Primary Care Trust have sought a contribution towards local primary health care facilities in the sum of £4,554.40.
4. Community facilities: A contribution in the sum of £10,000 towards expansion of local community facilities has been agreed.
5. Libraries: A contribution in the sum of £483 towards library books has been agreed.
6. Open space: a contribution in the sum of £28,000 has been agreed towards local open space and recreation improvements (this is in line with the previous application).
7. Construction Training: A contribution of £ 5,000 towards the cost of providing construction skills training within the Borough has been agreed.
8. Project Management and Monitoring: A contribution towards project management and monitoring has been agreed, equal to 5% of the total cash contributions secured from this proposal.

It was also required that the developer enter into a S278 Agreement, to enable the delivery of off site highways works, including the formation of a new access off Maxwell Road which would affect on street parking bays.

Subject to a legal agreement to ensure that these matters are delivered in relation to this application, the proposal would adequately mitigate the impacts of the development and would accord with Policy R17 of the Saved Policies UDP and the Planning Obligations SPD.

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

There are no enforcement issues associated with this site.

#### **7.22 Other Issues**

There are no other issues relating to this application.

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

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

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

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

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

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

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

Not applicable to this application.

## **10. CONCLUSION**

The application seeks minor material amendments to the planning permission which was granted on the 13 July 2011.

The amendments would not result in any adverse impacts on the amenity of neighbouring or future occupiers of the development. Further the development would maintain compliance with all other policies as secured under the original permission.

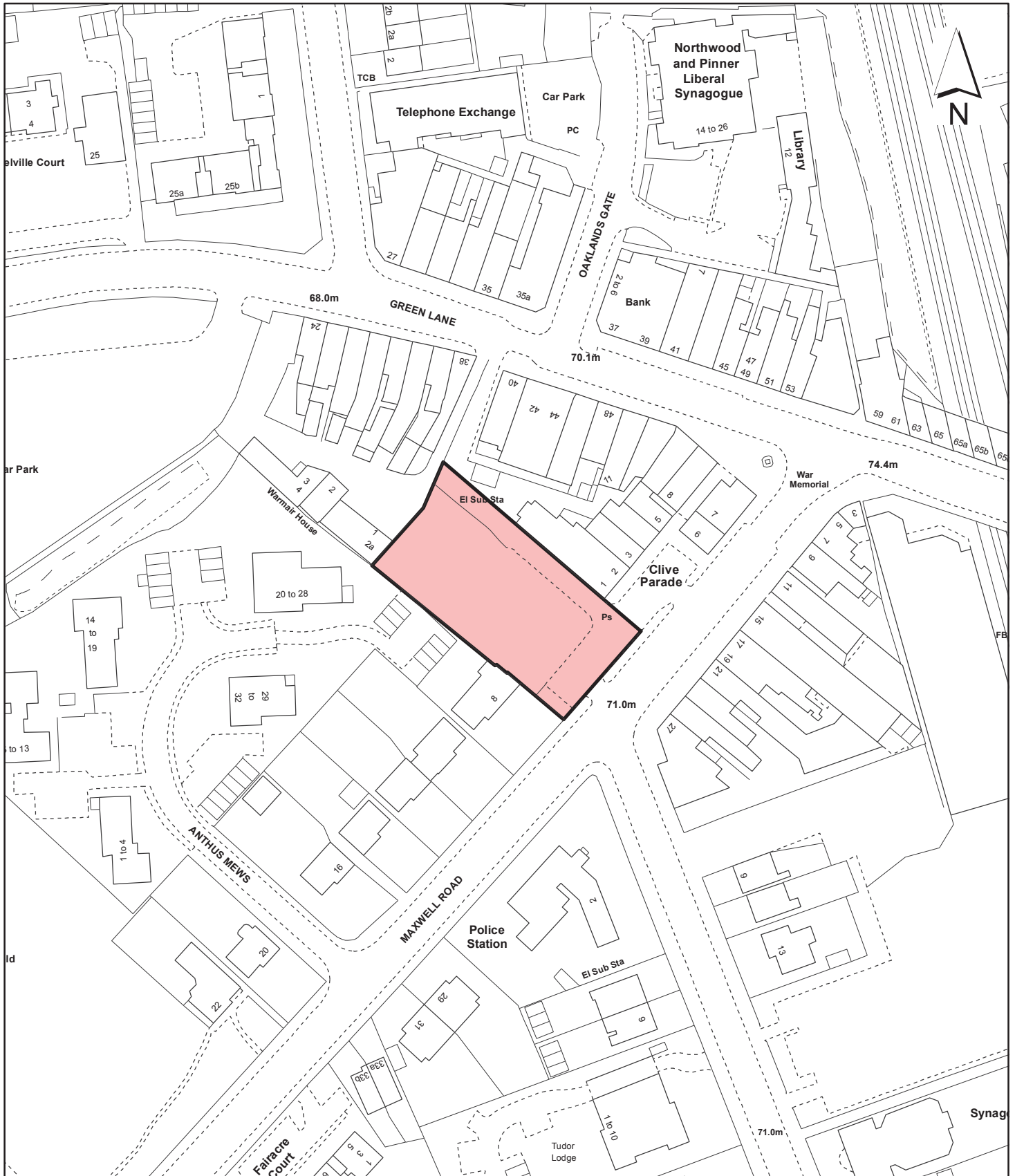
Subject to appropriate conditions and a legal agreement the application is recommended for approval.


## **11. Reference Documents**

National Planning Policy Framework (NPPF)  
The London Plan

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center"><b>Former Reindeer Public House</b> <b>Maxwell Road</b> <b>Northwood</b></p>		<p align="center"><b>LONDON BOROUGH OF HILLINGDON</b></p> <p align="center"><b>Residents Services</b></p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center"><b>18958/APP/2013/694</b></p>	<p>Scale</p> <p align="center"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p align="center"><b>Major Applications</b></p>	<p>Date</p> <p align="center"><b>May 2013</b></p>	



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