

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

**Address** HERMITAGE SCHOOL NURSERY & LANCASTER CENTRE SITE  
LANCASTER ROAD UXBRIDGE

**Development:** Application to vary condition 2 (to allow for amendments to the stair cores on the rear elevation) of planning permission ref:68164/APP/2011/2711 dated 28/11/2012 for Alterations and conversion of the existing Lancaster Centre building into 7 self-contained flats. Demolition of the existing Hermitage Nursery Building and construction of a two storey (with accommodation in roof) block of 12 flats with associated car parking, soft and hard landscaping (19 residential flats in total).

**LBH Ref Nos:** 68164/APP/2013/758

**Drawing Nos:** A010213/DP1 C  
A010213/DP2 B  
A010213/DP3 A  
A010213/DP4 A  
A010213/DP8  
Design & Access Statement  
2011/D88/P/01  
2011/D88/P/02A  
2011/D88/P/03  
2011/D88/P/04  
2011/D88/P/05  
2011/D88/P/14

**Date Plans Received:** 27/03/2013

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

**Date Application Valid:** 27/03/2013

### 1. SUMMARY

The application seeks planning permission to vary planning permission ref: 68164/APP/2011/2711 dated 28/11/2012.

The amended scheme is to redevelop the Lancaster Centre & Hermitage Nursery site for residential purposes, in the form of a new two storey building fronting the site and the conversion of the Lancaster Centre comprising a total of 2 x studio flats; 7 x 1 bedroom and 10 x 2 bedroom units. In total, 19 units are proposed.

The proposed scheme is considered to be of an acceptable design which would be compatible within the local context and result in an adequate standard of amenity for future occupiers.

The proposal would not detrimentally impact on the residential amenity of neighbouring occupiers and would provide an acceptable area of soft landscaped amenity space for the benefit of future occupiers.

Accordingly, the application is recommended for approval, subject to conditions and the signing of a S106 Legal Agreement.

### 2. RECOMMENDATION

1. That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

a. Mayoral CIL: a contribution of £25,499

b. Affordable Housing: either 4 x 1bed units on site or a payment in lieu of on site delivery in the sum of £378,000.

c. Education: a contribution in the sum of £37,604.

d. Health: a contribution in the sum of £6,972.44.

e. Libraries Contribution: Libraries: a contribution in the sum of £740.14.

f. Construction Training: a contribution in the sum of £3,062.41.

g. Project Management and Monitoring: a contribution of 5% of the total cash contributions secured from this proposal.

h. Car Parking Permits: No permits shall be issued to future occupants of the flats.

i. The access road to the development is to be upgraded to adoptable standards and offered to the Council for adoption under S38 of the Highways Act 1980.

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

3. That the officers be authorised to negotiate the terms of the proposed Statement.

4. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before 25th June 2013, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces, then delegated authority be granted to the Head of Planning, Sport and Green Spaces to refuse the application 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 (in respect of affordable housing, education, health, community facilities and libraries, construction and employment training facilities, monitoring, Highway works and parking permit restrictions). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5. That subject to the above, the application be deferred for determination by the Head of Planning, Consumer Protection, Sport and Green Spaces under delegated powers.

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

**1 RES3 Time Limit**

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

**REASON**

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

**2 RES4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

A010213/DP1 C  
A010213/DP2 B  
A010213/DP3 A  
A010213/DP4 A  
A010213/DP8  
2011/D88/P/01  
2011/D88/P/02A  
2011/D88/P/03  
2011/D88/P/04  
2011/D88/P/05  
2011/D88/P/14

and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two saved UDP Policies (November 2012) and the London Plan (July 2011).

**3 RES15 Sustainable Water Management (changed from SUDS)**

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

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

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

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

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of Hillingdon Local Plan: Part Two saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

**4 RES16 Code for Sustainable Homes**

The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

**5 RES18 Lifetime Homes/Wheelchair Units**

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

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

**6 RES23 Visibility Splays - Pedestrian**

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

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Local Plan: Part Two saved UDP Policies (November 2012).

**7 RES24 Secured by Design**

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

## **8 RES6 Levels**

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

### **REASON**

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

## **9 RES9 Landscaping (including refuse/cycle storage)**

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
  - 2.b Cycle Storage for 20 bicycles (inc. security measures)
  - 2.c Means of enclosure/measures to create defensive space/boundary treatments (inc. elevations if appropriate)
  - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
  - 2.e Hard Surfacing Materials
  - 2.f External Lighting
  - 2.g Other structures (such as play equipment and furniture)
4. Details of Landscape Maintenance
  - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
5. Schedule for Implementation, which shall ensure amenity space is provided prior to occupation of any dwelling.
6. Other
  - 6.a Existing and proposed functional services above and below ground
  - 6.b Proposed finishing levels or contours

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

### **REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London

Plan.

**10 RES5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

- i) Obscure Glazing and materials as shown on plan no.: 2011/d88/p/11 rev b and 2011/d88/p/12 rev b
- ii) Car parking allocation (numbered spaces being allocated to the corresponding unit number) as shown on plan no.: 2011/d88/p/07 rev b.

Thereafter the development shall be retained/maintained and parking spaces shall be for the sole use of the occupiers of the dwelling to which they are allocated in accordance with these plans and details for as long as the development remains in existence.

**REASON**

To prevent overlooking to adjoining properties, to ensure adequate provision of car parking for future residents and to ensure the appearance of the scheme is adequate in accordance with policies AM14, AM16, BE13 and BE24 of the Hillingdon Local Plan: Part Two saved UDP Policies (November 2012).

**11 RES13 Obscure Glazing**

The window in flat 20 (shown on plan 2011/d88/p/08 rev b) in the lounge room, facing northwest shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two saved UDP Policies (November 2012).

**12 RES8 Communal Amenity Space**

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

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

#### REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part Two saved UDP Policies (November 2012).

#### **13 NONSC Storage and Collection of Refuse**

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

#### REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two saved UDP Policies (November 2012).

#### **14 OM19 Sewerage Connections, Water Pollution etc.**

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) 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.
- (ii) 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).
- (iii) The storage of demolition/construction materials on site.

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

#### REASON

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

### INFORMATIVES

#### **1 I52 Trees in a Conservation Area**

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 Keeping Highways and Pavements free from mud etc**

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.

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.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

### **3            115            Secured by Design**

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

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

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.



**4**            121            **Notification of Commencement of Works**

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).

**5**            13            **Building Regulations - Demolition and Building Works**

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

**6**            114            **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).

**7**            117            **Communal Amenity Space**

Where it is possible to convey communal areas of landscaping to individual householders, the applicant is requested to conclude a clause in the contract of the sale of the properties reminding owners of their responsibilities to maintain landscaped areas in their ownership and drawing to their attention the fact that a condition has been imposed to this effect in this planning permission.

**8**            118            **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).

**9**            119            **Sewerage Connections, Water Pollution etc.**

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

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

**10**      I32                    **Trees in a Conservation Area**

As the application site is within a conservation area, not less than 6 weeks notice must be given to the Local Planning Authority of any intention to cut down, top, lop or uproot or otherwise damage or destroy any trees on the application site. Please contact the Trees & Landscape Officer, Planning & Community Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

**11**      I43                    **Keeping Highways and Pavements free from mud etc**

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

**12**      I49                    **Secured by Design**

The Council has identified the specific security need(s) of the application site to be: (State specific security need(s)).

You are advised to submit details to overcome the specified security need(s) in order to comply with condition X of this planning permission.

(Please Note: This Informative must accompany Condition OM14).

**13**      I51                    **Notification of Commencement of Works**

Written notification of the intended start of works shall be sent to Planning & Community Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW at least seven days before the works hereby approved are commenced.

**14**

You are advised of the need to ensure that any waste arising from demolition or construction works on site is managed in accordance with Waste (England and Wales) Regulations 2011.

**15**

You are advised of the need to use high quality materials in the construction of the development given its location within an Area of Special Local Character.

**3. CONSIDERATIONS**

**3.1 Site and Locality**

The application site is located on the east side of Lancaster Road within close proximity of Uxbridge Town Centre. The site consists of the single storey Hermitage Nursery building fronting Lancaster Road and the two storey Lancaster Centre, which has been disused since 19/08/2010, to the rear.

The site is bound to the north by residential dwellings on Wilmar Close as well as houses fronting Lancaster Road. To the west of the site is a small terrace of residential dwellings known as Orchard Parade. The properties do not front a street, instead fronting a pathway between the terrace and buildings front Belmont Road. The site is bound to the south by a terrace with ground floor commercial units that front Belmont Road with residential units at first floor level.

The site is located within the North Uxbridge Area of Special Local Character. The area is predominantly residential in character with residential properties to the north and west. The site is within the developed area as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **3.2 Proposed Scheme**

The application is to vary condition 2 (to allow for amendments to the stair cores on the rear elevation and to change the unit mix to 10 x 2 bed flats and 2 x studio and 7 x 1 bed flats) of planning permission ref:68164/APP/2011/2711 dated 28/11/2012 for Alterations and conversion of the existing Lancaster Centre building into 7 self-contained flats. Demolition of the existing Hermitage Nursery Building and construction of a two storey (with accommodation in roof) block of 12 flats with associated car parking, soft and hard landscaping (19 residential flats in total).

### **3.3 Relevant Planning History**

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

68164/APP/2011/2711 - planning permission dated 28/11/2012 for alterations and conversion of the existing Lancaster Centre building into 7 self-contained flats. Demolition of the existing Hermitage Nursery Building and construction of a two storey (with accommodation in roof) block of 12 flats with associated car parking, soft and hard landscaping (19 residential flats in total)

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

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

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

Part 1 Policies:

PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards. Replaced by PT1.BE1 (2012)

Part 2 Policies:

- 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.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- 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.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **2nd May 2013**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Neighbouring occupiers were consulted and site notice displayed. One letter of objection has been received. Objections were raised on the following grounds:

1. Impact on the character of the area.
2. Parking

It should be noted that both these issues were addressed in the assessment of the original planning permission ref: 68164/APP/2011/2711. The design of the building is very similar to that previously approved and the amendments to the scheme do not result in an increased car parking requirement.

### Internal Consultees

S106 Officer

Further Revised Proposal:

Market units:

2 x studio flats @ 2 habitable rooms in each - therefore not counted for education purposes but they do yield a slightly higher population than the 1 bed flats for all other obligations.

3 x 1 bed flats @ 3 habitable rooms in each

10 x 2 bed flats @ 4 habitable rooms in each

Affordable units:

4 x 1 bed units @ 3 habitable rooms in each

Revised Total Population: 32.18

Heads of Terms:

1. Affordable Housing: I have assumed that they are still providing the 4 x 1 bed affordable housing units or a financial contribution in the sum of £378,000 as per the s106 agreement dated 22 March 2013.

2. Construction Training: to remain as per the s106 dated 22 March 2013.

3. Restriction on Parking Permits: to remain as per the s106 dated 22 March 2013.

4. Project Management and Monitoring Sum: to remain as per the s106 dated 22 March 2013 (5% of total cash contributions).
5. Education: a revised obligation in the sum of £37,604. I shall forward the education calculation sheet for uploading onto the planning database.
6. Health: a revised obligation in the sum of £6,972.44.
7. Libraries: a revised obligation in the sum of £740.14.

DESIGN & CONSERVATION  
No objection

## **7. MAIN PLANNING ISSUES**

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

The principle of development was established in assessing the original planning permission ref: 68164/APP/2011/2711.

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

London Plan Policy 3.4 seeks to maximise the potential of sites, compatible with local context and design principles in Policy 7.1 (Design principles for a compact city) and with public transport capacity. Boroughs are encouraged to adopt the residential density ranges set out in the Density matrix (habitable rooms and dwellings per hectare) and which are compatible with sustainable residential quality.

The proposed scheme would have a density of 95 units per hectare or 240 habitable rooms per hectare. This is within the upper end of the London Plan density range (70-130 units per hectare or 250-350 habitable rooms per hectare) based on the site's Public Transport Accessibility Level (PTAL) score of 5. Accordingly, no objection is raised to the proposed density in this instance.

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

The application site is located within the North Uxbridge Area of Special Local Character. The Council's Design & Conservation officer has raised no objection to the scale or design of the proposed development. As such it is considered that any impact on the character and appearance of the ASLC will be minimal. No objection is raised to the appearance of the proposed development.

The scheme is, on balance, considered to sit well within its context, its visual amenities and is considered in keeping with the scale and height of the residential properties which characterise this part of Uxbridge and thereby accords with Policy. It is considered that the design of the proposed development is in keeping with the existing character of the area and would safeguard its visual amenity in line with policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **7.04 Airport safeguarding**

There are no aircraft safeguarding issues resulting from the proposed development.

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

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

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

The development is largely the same as that approved under permission ref: 68164/APP/2011/2711. The only changes proposed are to remove a bulky stair core at the rear of the new building (it has been provided internally), some minor changes to fenestration and the addition of 2 small dormer windows (with obscure glazing) on the rear of the building.

The proposed changes are considered to be in keeping with the existing character of the area and would safeguard its visual amenity in line with policies BE5, BE13 and BE19 of the Local Plan Part 2.

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

The proposed changes to the development are not considered to have any impact on adjoining occupiers over and above that considered acceptable under planning permission ref: 68164/APP/2011/2711.

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

Unit Size

The London Plan (July 2011) states that a 1 bedroom 2 person flat and a 2 bedroom 3 person flat should have minimum floor areas of 50sq metres and 61sq metres respectively. The proposal is for 2 x studio, 7 x 1 bedroom flats and 10 x 2 bedroom flats. Each studio has a floor area of 1 bedroom unit has a floor area of between 52.9sq metres and 73.8sq metres with the 2 bedroom unit having a floor area of 61sq metres which accords with the London Plan (July 2011) minimum standard and is as such considered acceptable.

The proposed habitable rooms would all have an adequate outlook and natural lighting, in accordance with policy BE20 of the saved UDP and 5.3 of the London Plan (2011).

Amenity Space

The minimum requirement for private amenity space, as set out in the SPD, is 20sq metres for a studio or a 1 bedroom flat and 25sq metres for a 2 bedroom flat of shared amenity space per flat. Therefore the proposed development for 2 studio, 7 one bedroom and 10 two bedroom would require 430sq metres of amenity space. The proposal provides approximately 442 sq metres of amenity space in a number of forms designed specifically to benefit future residents. The amenity space includes the defensive landscaped areas. This is considered acceptable.

Overlooking/Privacy

The proposed amendments to planning permission ref: 68164/APP/2011/2711 would not have detrimental impact on adjoining neighbours. The proposed dormer windows have obscure glazing so would not cause any overlooking and other changes to fenestration do not result in overlooking as they are on the ground floor.

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

The approved scheme ref: 68164/APP/2011/2711 made provision for 18 car parking spaces for the 19 flats (18 x 1 bed and 1 x 2 bed units). The current scheme proposes to change the unit mix to 2 x studio, 7 x one bedroom and 10 x two bedroom units. This proposed change has no effect required parking provision for the development which remains at 18 car parking spaces for 19 units. This is the same ratio as with the approved scheme.

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

Urban Design matters are discussed under paragraph 7.07 of this report.

Security Issues have been incorporated into the design of the development and will be secured by a recommended condition.

The proposed layout and access are considered acceptable.

#### **7.12 Disabled access**

Policy 3.8 of the London Plan and guidance within the HDAS - Accessible Hillingdon

requires new residential developments to achieve Lifetime Homes Standards and for 10% of the units to be easily adaptable for wheelchair users. The proposal would meet this requirement and an appropriate condition is recommended.

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

Affordable housing provision remains as per the approved scheme ref: 68164/APP/2011/2711.

#### **7.14 Trees, landscaping and Ecology**

No changes are proposed in respect of landscaping from the planning permission ref: 68164/APP/2011/2711.

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

No changes are proposed in this respect from the planning permission ref: 68164/APP/2011/2711.

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

No changes are proposed in this respect from the planning permission ref: 68164/APP/2011/2711.

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

No changes are proposed in this respect from the planning permission ref: 68164/APP/2011/2711.

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

No changes are proposed in this respect from the planning permission ref: 68164/APP/2011/2711.

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

None.

#### **7.20 Planning obligations**

Policy R17 of the Council's Unitary Development Plan states that: The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. The following planning obligations are sought to mitigate the impact of the development.

1. Affordable Housing: Either on site provision of 4 x 1 bed affordable housing units or a financial contribution in the sum of £378,000 as per the s106 agreement dated 22 March 2013.
2. Construction Training: to remain as per the s106 dated 22 March 2013.
3. Restriction on Parking Permits: to remain as per the s106 dated 22 March 2013.
4. Project Management and Monitoring Sum: to remain as per the s106 dated 22 March 2013 (5% of total cash contributions).
5. Education: a revised obligation to the sum of £37,604. I shall forward the education calculation sheet for uploading onto the planning database.
6. Health: a revised obligation to the sum of £6,972.44.
7. Libraries: a revised obligation to the sum of £740.14.

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

None.

#### **7.22 Other Issues**

None.

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

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

**10. CONCLUSION**

For the reasons provided throughout this report, the application is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

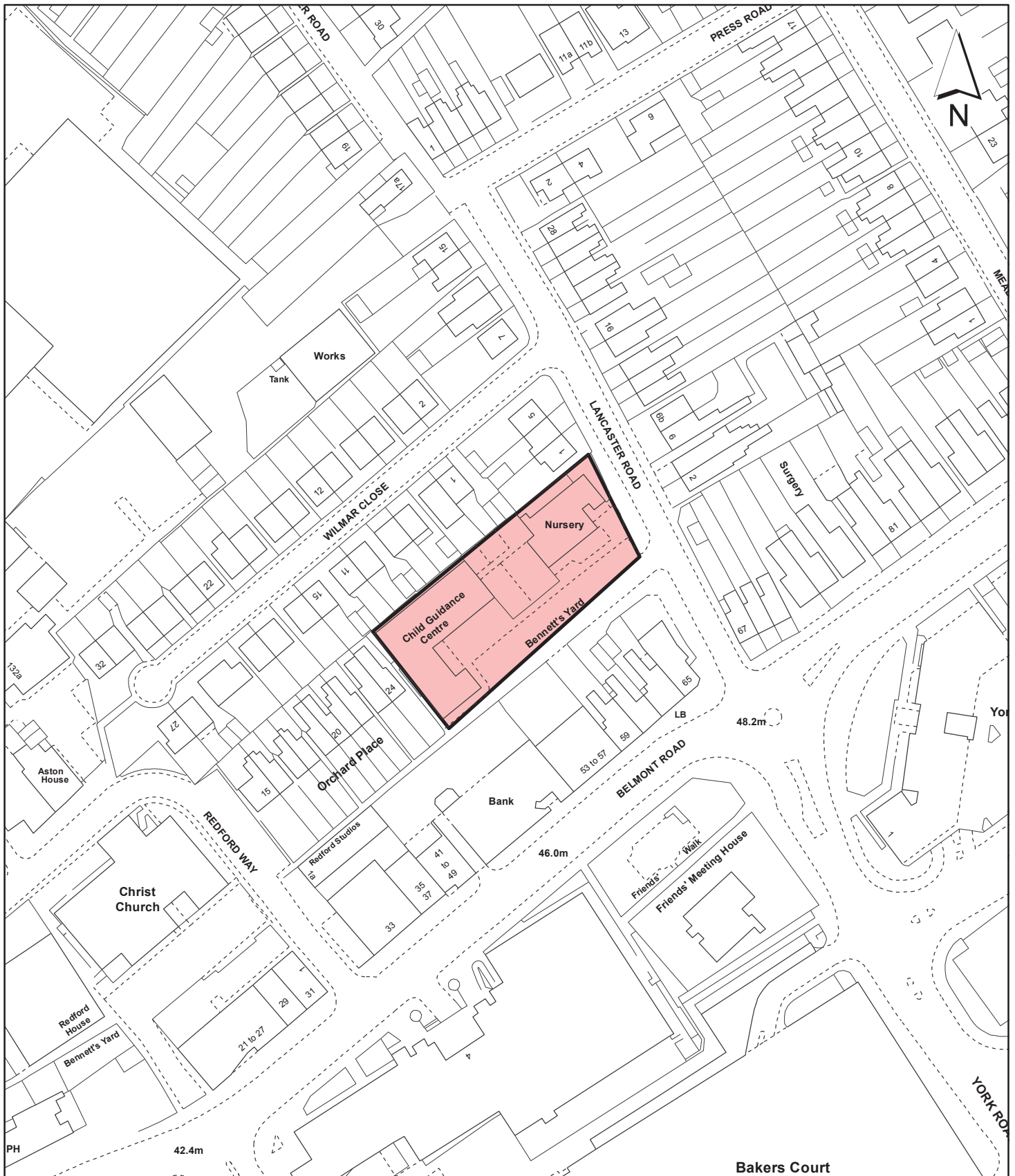
**11. Reference Documents**

London Plan (July 2011)  
Local Plan Part 2  
National Planning Policy Framework


**Contact Officer:** Matt Kolaszewski

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Hermitage School Nursery and Lancaster Centre Site Lancaster Road, Uxbridge</b>	
Planning Application Ref:	Scale
<b>68164/APP/2013/758</b>	<b>1:1,250</b>
Planning Committee	Date
<b>Major Applications</b>	<b>May 2013</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services**

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



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