

Report of the Head of Planning, Sport and Green Spaces

Address ROYAL QUAY, COPPERMILL LOCK PARK LANE HAREFIELD

Development: Conversion and refurbishment of the Manor House to provide 4 x 2-bed flats, construction of 9 x 3-bed three-storey houses and 10 x 4-bed four-storey houses and a three-storey building comprising 6 x 2-bed flats, refurbishment of the Long Room for continued office use, together with associated car parking and landscaping.

LBH Ref Nos: 43159/APP/2013/1094

Drawing Nos: 1336/009B
Transport Addendum - 26/07/2013
120407-TK01 Rev. E
120407-TK03 Rev. F
120407-TK04 Rev. E
120407-TK11 Rev. D
120407-TK12 Rev. C
2008-A-1000 Rev. A
2008-A-1001 Rev. A
2008-A-1005 Rev. Z1
2008-A-1010 Rev. C
2008-A-1200 Rev. C
2008-A-1201 Rev. C
2008-A-3000 Rev. F
2008-A-3001 Rev. A
2008-A-3010 Rev. C
2008-A-3011 Rev. E
2008-A-3012 Rev. E
2008-A-3013 Rev. C
2008-A-3030 Rev. E
2008-A-3040 Rev. C
2008-A-3050 Rev. C
2008-A-3060 Rev. E
2008-A-3061 Rev. E
2008-A-3070 Rev. A
2008-C-1005 Rev. Z1
2008-C-1011 Rev. E
2008-C-1012 Rev. E
2008-SK-1200 Rev. D
1336/001 Rev. D
1336/002 Rev. B
1336/003 Rev. C
1336/004 Rev. G
1336/006 Rev. A
1336/007
1336/008 Rev. A
Design & Access Statement - April 2013
Arboricultural Impact Assessment - ASH18404aia (22/04/2013)
Archaeological Desk Based Assessment - RM/14668 (Nov 2013)
Ecological Appraisal - ASH18404_Ph1 (25/04/2013)

Energy Statement - 24/04/2011
 Flood Risk Assessment - 131872-R3(1) - FRA (Apr 2011)
 Heritage Assessment - 12/0689 (Apr 2011)
 Landscape Strategy - 1336/005E (Apr 2013)
 Planning Statement - April 2011
 Summary of the Community Involvement Programme - April 2011
 Transport Statement - 26/04/2011
 Ground Investigation Report - 12-05-027 (Jul 2012)
 Financial Viability Appraisal - EFW/If/A31555
 Tree Report - ASH18404tr (25/02/2013)
 Schedule of Residential Accommodation - 29/04/2011

Date Plans Received:	30/04/2013	Date(s) of Amendment(s):	21/08/2013
Date Application Valid:	07/05/2013		07/05/2013
			24/09/2013

1. SUMMARY

The application seeks planning permission for the conversion and refurbishment of the Manor House to provide 4 x 2-bed flats, the construction of 9 x 3-bed three-storey houses and 10 x 4-bed four-storey houses and a three-storey building comprising 6 x 2-bed flats, the refurbishment of the Long Room for continued office use, together with associated car parking and landscaping.

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 amenity space for the benefit of future occupiers.

It would not result in an unacceptable impact on the visual amenities of the Black Jacks/Coppermill Lock Conservation Area, or of the wider area in general, and would not detract from the setting of the listed buildings on the site. It is not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds.

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

2. RECOMMENDATION

Subject to the Environment Agency not raising an objection to the scheme, delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission subject to the following conditions, and any additional conditions and/or informatives which may be required by the Environment Agency:

A) 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 other appropriate legislation to secure:

1. **Education:** a financial contribution in the sum of £147,710 towards educational facilities.
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2. **Health:** a financial contribution in the sum of £16,984.76 towards health provision.
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3. **Libraries:** a financial contribution in the sum of £1,802.97 towards library provision.
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4. **Highways:** any and all required highways works are to be adhered to and the cost met by the developer.
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5. **Affordable Housing Review Mechanism:** 15% of units as affordable housing and a review mechanism which can be applied in the event the development is not substantially commenced within 18 months of the grant of planning permission.
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6. **Construction Training:** either a financial contribution, or an in-kind scheme delivered during the construction phase of the development, should be secured (in either event the 'obligation' should be delivered equal to the formula of £2,500 for every £1 million build cost + $14/160 \times £71,675 = \text{total contribution}$).
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7. **Project Management and Monitoring Fee:** a financial contribution equal to 5% of the total cash contributions towards the management and monitoring of the resulting agreement.
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- B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and any abortive work as a result of the agreement not being completed.
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- C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.
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- D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 3 months of the date of this Committee resolution, or such other date as agreed by the Head of Planning, Green Spaces and Culture, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:
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- 'The applicant has failed to provide contributions towards the improvement of services and the environment as a consequence of demands created by the proposed development (in respect of affordable housing, education, health and library facilities, and construction training). The proposal therefore conflicts with Policies AM2, AM7 and R17 of the adopted Local Plan and the Council's Planning Obligations SPD and Air Quality SPG.'
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- E) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.
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- F) That if the application is approved, the following conditions be imposed:

1 COM3 Time Limit

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

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REASON□

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

2 COM4 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 2008-A-1000 REV A; 2008-A-1001 REV A; 2008-A-1005 REV Z1; 2008-A-1010 REV D; 2008-A-1200 REV D; 2008-A-1201 REV C; 2008-A-3000 REV H; 2008-A-3001 REV A; 2008-A-3010 REV D; 2008-A-3011 REV E; 2008-A-3012 REV B; 2008-A-3013 REV C; 2008-A-3030 REV E; 2008-A-3040 REV C; 2008-A-3050 REV C; 2008-A-3060 REV B; 2008-A-3061 REV B; 2008-A-3070 REV A; 2008-C-1005 REV Z1; 2008-C-1011 REV B; 2008-C-1012 REV B; 2008-SK-1200 REV D; 1336/001 REV D; 1336/002 REV B; 1336/003 REV C; 1336/004 REV G; 1336/006 REV A; 1336/007; 1336/008 REV S; 1336/009B; 120407-TK01 Rev E; 120407-TK03 Rev F; 120407-TK04 Rev E; 120407-TK11 Rev D; 120407-TK12 Rev C, and shall thereafter be retained/maintained for as long as the development remains in existence.□

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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 (2011).

3 COM5 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:□

Design & Access Statement - April 2013□

Arboricultural Impact Assessment - ASH18404aia (22/04/2013)□

Archaeological Desk Based Assessment - RM/14668 (Nov 2012)□

Ecological Appraisal - ASH18404_Ph1 (25/04/2013)□

Energy Statement - 24/04/2013□

Flood Risk Assessment - 131872-R3(1) - FRA (Apr 2013)□

Heritage Assessment - 12/0689 (Apr 2013)□

Landscape Strategy - 1336/005E (Apr 2013)□

30/04/2013□

Planning Statement - April 2013□

Summary of the Community Involvement Programme - April 2013□

Transport Statement - 26/04/2013□

Transport Addendum - 26/07/2013□

Ground Investigation Report - 12-05-027 (Jul 2012)□

Financial Viability Appraisal - EFW/lf/A315556□

Tree Report - ASH18404tr (25/02/2013)□

Schedule of Residential Accommodation - 29/04/2013□

□

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

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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 (2011).

4 NONSC Phasing

Before commencement of any development, a detailed phasing and implementation plan, including the order and timing of development of individual buildings, landscaped areas, bicycle parking and car parking areas within each phase, shall be submitted to and approved in writing by the Local Planning Authority. □

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Phase 2 shall include the completion of the conversion of the 'Manor House', prior to the occupation of the proposed residential units within Phase 2. □

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Thereafter and prior to occupation of each phase, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development. □

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REASON □

To ensure the development proceeds in a satisfactory manner and to accord with policies LE2 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM6 Levels

No individual phase of the development shall commence until plans of the site showing the existing and proposed ground levels of all proposed buildings in the relevant phase 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 relevant phase of development shall not be carried out other than in accordance with the approved details. □

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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).

6 COM7 Materials (Submission)

No individual phase of the development shall commence until details of all materials and external surfaces, including details of balconies, windows, doors, porches, and PV panels have been submitted to and approved in writing by the Local Planning Authority for that phase. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. □

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

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REASON □

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

7 OTH2 Archaeology

A) No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority. □

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B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A). □

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C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.□

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REASON□

Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with policy BE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 DIS5 Lifetime Homes

All residential units within the development hereby approved shall be built in accordance with Lifetime Homes Standards.□

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REASON□

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

9 NONSC Wheelchair Units

No development of Phase 2 shall take place until full details of how at least two 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 HDAS: Accessible Hillingdon, have been submitted to and approved in writing by the Local Planning Authority.□

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REASON□

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

10 TL20 Amenity Areas (Residential Developments)

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

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REASON□

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 7.1 of the London Plan (2011).

11 COM9 Landscaping (car parking & refuse/cycle storage)

No individual phase of the development shall commence until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority for that phase. The scheme shall include:□

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1. Details of Soft Landscaping□

1.a Planting plans (at not less than a scale of 1:100),□

1.b Written specification of planting and cultivation works to be undertaken,□

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage, including refuse storage areas for the Hillingdon Narrowboats Association.

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.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.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

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 and 5.17 of the London Plan (2011).

12 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the

completion of the development or the occupation of the buildings, whichever is the earlier.

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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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

13 NONSC Waterway Method Statement

Prior to the commencement of development hereby permitted, a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the water must be submitted and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust.□

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REASON□

To ensure the proposed works do not have any adverse impact on the safety of waterway users and the integrity of the Navigation, in accordance with policy BE34 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 7.24 and 7.30 of the London Plan (2011).

14 NONSC Waterway Wall

Prior to the commencement of the development hereby approved a survey of the condition of the waterway wall, and a method statement and schedule of works identified shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust. Any heritage features and materials identified by the survey shall be made available for inspection by the Canal & River Trust and where appropriate, preserved in-situ or reclaimed and re-used.□

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REASON□

To ensure the proposed works do not have any adverse impact on the safety of waterway users and the integrity of the Navigation, in accordance with policy BE34 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 7.24 and 7.30 of the London Plan (2011).

15 NONSC Ecological Enhancement

Prior to commencement of development a scheme for the enhancement and improvements for nature conservation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate areas dedicated to wildlife enhancements and also the measures to ensure their retention and maintenance. The scheme shall also consider the inclusion of improvements and maintenance of the Lockside area within the ownership of the Canal & River Trust. Thereafter the development shall be carried out and maintained in full accordance with the approved details.□

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REASON□

To ensure the development contributes to ecological enhancement in accordance with policy EM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 7.28 of the London Plan (2011).

16 NONSC PV Installation

Prior to construction of the building hereby approved, full details of the proposed photovoltaic installation, including measures as to how the energy savings produced will be

monitored, shall be submitted to and approved in writing by the Local Planning Authority. The photovoltaic panels shall thereafter be retained, maintained and monitored for the lifetime of the development. □

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REASON □

To ensure a sustainable approach to energy efficiency and carbon reductions is met across the site, in accordance with Policies 5.2 and 5.3 of the London Plan (2011).

17 NONSC Lighting & CCTV

Prior to the commencement of the development hereby permitted, full details of any proposed lighting and CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust. The approved lighting and CCTV scheme should be implemented prior to first occupation of the development. □

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REASON □

To ensure the proposed works do not have any adverse impact on the safety of waterway users and the integrity of the Navigation, in accordance with policy BE34 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 7.24 and 7.30 of the London Plan (2011).

18 COM31 Secured by Design

The building(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 building shall be occupied until accreditation has been achieved. □

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REASON □

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

19 SUS4 Code for Sustainable Homes details

The dwellings located within the newly constructed buildings 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. □

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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. □

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REASON □

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

20 COM15 Sustainable Water Management

No individual phase of the development shall commence until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local

Planning Authority for that phase. 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:□

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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 proceed in accordance with the approved scheme.□

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REASON□

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

21 A38 Surface Water/Sewage Disposal

No individual phase of the development shall commence until details of a scheme for the disposal of surface water and sewage shall be submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. □

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REASON□

To ensure that the proposed development drainage is in accordance with the required standards and that the development does not give rise to an increased risk of flooding, nor to an overloading of the sewerage system in the locality, in accordance with policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy of the 5.12 London Plan (2011).

22 COM30 Contaminated Land

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

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

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly

identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.□

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

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

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

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REASON□

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

23 NONSC Imported Soils

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.□

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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).

24 NONSC Asbestos Method Statement

Prior to any development commencing, a method statement to deal with potential environmental impacts arising from the development works in relation to any asbestos or other toxic materials/substances from the site shall be submitted and approved in writing by the LPA. The method statement should clearly identify how the risk from asbestos or other toxic materials/substances will be determined and monitored, with contingency plans in place, to limit exposure to on-site personnel and protect off-site receptors. It should include measures to minimise the release of asbestos on site and prevent its release beyond the boundary of the development site or phase, as appropriate. Measures to be implemented on site shall include but not be limited to minimising the release of free fibres during excavation/removal of substructures, storage of materials on site and removal from site of impacted materials. The method statement shall thereafter be adhered to.□

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REASON□

To protect users of the site; workers during redevelopment; site neighbours and members of the public and the local environment. To safeguard the amenity of surrounding areas in

accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

25 NONSC Indoor Air Monitoring

Prior to the occupation of each phase of the development a suitable scheme to monitor indoor air for asbestos including measures to remediate exceedances shall be submitted and approved in writing by the LPA. The scheme and remediation measures shall be implemented as agreed and verification information to demonstrate indoor air quality is suitable for use shall be submitted to the satisfaction of the LPA unless the LPA dispenses with any such requirement for each phase, specifically and in writing.□

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REASON□

To protect future occupiers of the development in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

26 NONSC Servicing Management Plan

Prior to commencement of development, details of a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise vehicle deliveries during am and pm peak hours and will detail and identify how the proposed residential and remaining employment (office) uses at the site will be serviced, including the collection of refuse. The approved strategy shall be implemented as soon as the development is brought into use and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.□

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REASON□

To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

27 NONSC Parking Allocation

Prior to commencement of the development, a Car Parking Allocation and Management Plan for the entire site shall be submitted to and approved in writing to the Local Planning Authority.□

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The car parking allocation and management plan shall clearly identify and delineate parking spaces which are allocated and dedicated for the non-residential and residential components of the development. Each unit designed for wheelchair users shall be allocated at least 1 car parking space.□

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The provisions of the Car Parking Allocation and Management Plan shall be carried out and retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.□

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REASON□

To ensure the suitable management of parking on site and to impact on the surrounding area in accordance with policies AM14, AM15, AM16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

28 NONSC Car Park Barrier

Prior to the commencement of the development hereby approved details of the internal

barrier system to the car park area, incorporating facilities for its operation by disabled persons, service delivery vehicles, emergency vehicles and local authority service vehicles and capable of being manually operated in the event of a power failure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the access gate shall be installed in accordance with the approved details and maintained for so long as the development remains on site.□

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REASON□

To provide safe and adequate access for pedestrians and vehicles accessing the new parking area in accordance with policy AM7 of the Hillingdon Local Plan: Part Two 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE32	Development proposals adjacent to or affecting the Grand Union Canal
BE34	Proposals for development adjacent to or having a visual effect on rivers
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
H8	Change of use from non-residential to residential
LE2	Development in designated Industrial and Business Areas
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
>>	London Plan (2011) Policies:
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.7	(2011) Outer London: economy
LPP 2.8	(2011) Outer London: Transport
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 3.10	(2011) Definition of affordable housing
LPP 3.11	(2011) Affordable housing targets
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.13	(2011) Affordable housing thresholds
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.4	(2011) Retrofitting
LPP 5.7	(2011) Renewable energy
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage

LPP 5.18	(2011) Construction, excavation and demolition waste
LPP 5.21	(2011) Contaminated land
LPP 6.1	(2011) Strategic Approach
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.24	(2011) Blue Ribbon Network
LPP 7.30	(2011) London's canals and other rivers and waterspaces
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

3 I11 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).

4 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

5 I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

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

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

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

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

6 I60 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

7

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy to the sum of £134,354.80 on commencement of this development. A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

Should you require further information please refer to the Council's Website (<http://www.hillingdon.gov.uk/index.jsp?articleid=24738>).

8 I1 Building to Approved Drawing

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

9 I18 Storage and Collection of Refuse

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

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

10 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).

11 I3 Building Regulations - Demolition and Building Works

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

12 I30 Listed Buildings - Req. to Notify Eng. Heritage before Demo.

You are required to notify English Heritage of your intention to demolish the listed building. Contact - English Heritage, 23 Savile Row, London, W1S 2ET (Tel. 020 7973 3000).

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

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

□

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

□

· The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with□

· BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005. □

□

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

□

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

□

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

□

· The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk□

□

· Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.□

□

· Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org. □

□

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

□

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

14 158 Opportunities for Work Experience

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. □

□

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

15

The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>).

16

The applicant/developer is advised that any encroachment or access onto the Trust's land or waterspace requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Estates Surveyor, Jonathan Young (jonathan.young@canalrivertrust.org.uk).

17

The applicant is advised that surface water discharge to the canal will require prior consent from the Canal & River Trust. Please contact Nick Pogson from the Canal & River Trust Utilities team (nick.pogson@canalrivertrust.org.uk).

18

The applicant is advised that the site is within the Denham Aerodrome Traffic Zone and under the flight path. Denham Aerodrome is a long established Civil Aviation Authority Licensed Aerodrome providing facilities for business aviation and flying training for both fixed and rotary wing aircraft, and may be available for use at any time.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the northern side of Park Lane, and is bordered the east by Summerhill Lane, and to the west by the Grand Union Canal and Coppermill Lock. The site is irregular in shape and is bisected by a separate branch channel which runs parallel to the canal. Originally forming part of the Bell Works site, some original buildings have long

since been demolished leaving large areas of concrete hard-standing. Notable exceptions are two listed buildings, the disused 'Manor House' on the site frontage (to the right of the entrance) and the 'Long Room', towards the rear of the site, which runs parallel to the branch channel.□

□

The site has been historically used for a number of industrial uses, and currently consists of a number of buildings that are either vacant or are used for office/studio or workshop uses. A large amount of car parking and hardstanding makes up a large portion of the remainder of the site.□

□

Situated to the north-west of Harefield, the site lies on the edge of the floodplain, bounded to the west by the Grand Union Canal, the River Colne and the flooded gravel pits of the Colne Valley. The site is cut into the hillside on its east boundary, where it rises steeply towards Summerhouse Lane. The site is accessed off Park Lane, with existing commercial development to the left of the entrance.□

□

Residential uses lie to the east and west of the site, with a commercial business park opposite the site to the south. Commercial buildings also occupy the south of the site, but are not included within this application. The Hillingdon Narrowboats Association occupies a small portion of the north of the site, but is also not included within the application.□

□

The site lies within the Black Jacks and Coppermill Lock Conservation Area, and the 'Manor House' is a Grade II Listed Building, whilst the 'Long Room' is a Locally Listed Building.

3.2 Proposed Scheme

The application seeks planning permission for the conversion and refurbishment of the Manor House to provide 4 x 2-bed flats, the construction of 9 x 3-bed three-storey houses and 10 x 4-bed four-storey houses and a three-storey building comprising 6 x 2-bed flats, the refurbishment of the Long Room for continued office use, together with associated car parking and landscaping.□

□

The proposal involves the conversion of the listed 'Manor House' to the front of the site to create four residential units (4 x 2-bed), the construction of a new building to the north of the peninsular portion of the site to provide six residential units (6 x 2-bed), and the construction of 19 houses along the east and west of the site (9 x 3-bed and 10 x 4-bed). Two wheelchair standard units (10%) are proposed. The 'Long Room' running to the north is to be refurbished and retained in office use.□

□

60 new car parking spaces are proposed for the residential units (48 spaces, 10 garages, and two car ports), including 8 visitor spaces. 91 spaces are proposed across the site for the use of the commercial premises, although the majority of these spaces already exist on the site. Cycle storage and refuse storage are provided at ground floor level, with amenity space provided for the residential units at ground floor level by way of private gardens and communal amenity space.

3.3 Relevant Planning History

43159/APP/2005/191 Royal Quay, Coppermill Lock Park Lane Harefield

ERECTION OF 3 RESIDENTIAL BUILDINGS OF 3 TO 4.5 STOREYS COMPRISING 83 RESIDENTIAL APARTMENTS, CAR PARKING AND LANDSCAPING

Decision: 07-04-2005 Refused **Appeal:** 22-03-2006 Withdrawn

43159/APP/2009/711 Royal Quay, Coppermill Lock Park Lane Harefield

Residential development of 95 residential units in 8 buildings of two to four storeys, with decked and surface car parking for apartments and existing offices, associated landscaping, access alterations and footbridge across canal basin.

Decision: 27-01-2012 NFA

43159/AR/99/1504 Royal Quay, Coppermill Lock Park Lane Harefield

ERECTION OF CLASS B1 OFFICES AND DECKED CAR PARK (AMENDED PHASE II OF DEVELOPMENT PARTIALLY IMPLEMENTED)

Decision: 03-03-2004 Approved

43159/H/89/2471 Coppermill Lock Park Lane Harefield

Erection of 2-3 storey buildings for use as offices and workshops; a decked car park and a boathouse facility; restoration/refurbishment of listed buildings and other buildings in the Conservation Area for office and workshop use; Access improvements including widening of Summerhouse Lane

Decision: 29-03-1993 Approved

43159/J/89/2472 Coppermill Lock Park Lane Harefield

Alterations and Refurbishment of building and Change of Use to workshops with ancillary office accommodation (Application for Listed Building Consent)

Decision: 18-07-1990 Approved

43159/K/89/2473 Coppermill Lock Park Lane Harefield

Alterations and refurbishment of Building 'B' (Application for Listed Building Consent)

Decision: 18-07-1990 Approved

43159/L/89/2474 Coppermill Lock Park Lane Harefield

Demolition of existing buildings (Application for Conservation Area Consent)

Decision: 18-07-1990 Approved

Comment on Relevant Planning History

The planning history relevant to this application is listed above.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)□
 London Plan (July 2011)□
 National Planning Policy Framework□
 Hillingdon Supplementary Planning Document - Residential Layouts□
 Hillingdon Supplementary Planning Document - Residential Extensions□
 Hillingdon Supplementary Planning Document - Accessible Hillingdon□
 Hillingdon Supplementary Planning Document - Noise□
 Hillingdon Supplementary Planning Document - Planning Obligations; and Revised Chapter 4, Education Facilities: September 2010.□
 Hillingdon Supplementary Planning Guidance - Air Quality□
 Hillingdon Supplementary Planning Guidance - Community Safety by Design□
 Hillingdon Supplementary Planning Guidance - Land Contamination

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.E1 (2012) Managing the Supply of Employment Land
 PT1.EM1 (2012) Climate Change Adaptation and Mitigation
 PT1.EM3 (2012) Blue Ribbon Network
 PT1.EM6 (2012) Flood Risk Management
 PT1.EM8 (2012) Land, Water, Air and Noise
 PT1.EM11 (2012) Sustainable Waste Management
 PT1.H1 (2012) Housing Growth
 PT1.H2 (2012) Affordable Housing
 PT1.HE1 (2012) Heritage
 PT1.T1 (2012) Accessible Local Destinations
 PT1.T3 (2012) North-South Sustainable Transport Links

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas
 BE8 Planning applications for alteration or extension of listed buildings
 BE10 Proposals detrimental to the setting of a listed building
 BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings
 BE13 New development must harmonise with the existing street scene.
 BE18 Design considerations - pedestrian security and safety
 BE19 New development must improve or complement the character of the area.
 BE20 Daylight and sunlight considerations.
 BE21 Siting, bulk and proximity of new buildings/extensions.
 BE22 Residential extensions/buildings of two or more storeys.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE32	Development proposals adjacent to or affecting the Grand Union Canal
BE34	Proposals for development adjacent to or having a visual effect on rivers
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
H8	Change of use from non-residential to residential
LE2	Development in designated Industrial and Business Areas
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
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LPP 3.9	(2011) Mixed and Balanced Communities

- LPP 3.10 (2011) Definition of affordable housing
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- LPP 3.13 (2011) Affordable housing thresholds
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- LPP 6.3 (2011) Assessing effects of development on transport capacity
- LPP 6.5 (2011) Funding Crossrail and other strategically important transport infrastructure
- LPP 6.9 (2011) Cycling
- LPP 6.10 (2011) Walking
- LPP 6.13 (2011) Parking
- LPP 7.1 (2011) Building London's neighbourhoods and communities
- LPP 7.2 (2011) An inclusive environment
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- LPP 7.30 (2011) London's canals and other rivers and waterspaces
- LPP 8.2 (2011) Planning obligations
- LPP 8.3 (2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **7th June 2013**

5.2 Site Notice Expiry Date:- **12th June 2013**

6. Consultations

External Consultees

Consultation letters were sent to 59 local owner/occupiers on 13/05/2013. The application was also advertised by way of site and press notices. One letter of support and nine letters of objection have been received which raise the following concerns:

-
- i) Site security
- ii) Mix of uses on site
- iii) Construction nuisance/disruption
- iv) Parking
- v) Traffic disruption
- vi) Parking on Summerhouse Lane
- vii) Pedestrian safety
- viii) Overdevelopment of site
- ix) Impact on setting of Listed Buildings
- x) Out of keeping with the area

CANAL AND RIVERS TRUST:

After due consideration of the application details, the Canal & River Trust has the following comments to make:

We support the principle of the proposed residential development, and think its scale is generally appropriate to the site.

Waterway Wall:

The waterway wall on the offside (non-towpath side) is in the applicant's ownership, and will require repair works. The detail of this should be subject to a planning condition, suggested below. Our heritage advisor, supports the proposal to rebuild this in concrete with a brick skin. We are also supportive of plans to include kingfisher boxes in the new wall.

Moorings:

We would be supportive of the principle of using the waterspace within the scheme to provide a range of moorings, as these would add activity and animation to the waterspace, and there is significant demand for secure moorings in London. However, given the potential constraint of the proximity of the Thames Water sluices, we suggested that the applicant investigate if this would be feasible and appropriate.

Landscaping:

We would like to understand the proposed 'boardwalk' decking along the canalside in more detail (as part of the landscaping condition, below), as we are keen this should not cause future maintenance issues.

With regard to trees close to the waterway wall, we would request that these be kept a reasonable distance from the waterspace, and planted with appropriate root protection. As noted in the landscape strategy, we would also suggest that alder and willow be avoided, as we have experience of these causing damage to waterway walls.

We would like to see the landscaping extended to include part of the lockside area, so that this does not appear 'left out'.

Lighting:

All lighting should be directed so as not to spill over the waterspace, as this may adversely affect the biodiversity of the waterway corridor, and we have suggested a condition regarding this, below.

□

Off Site Works:□

We discussed the potential for improvements to the towpath as it will be a valuable amenity resource for the future residents, and a convenient link for walking and cycling. However, after further consideration we are concerned that improvement works should be directed towards improving the pedestrian environment along the adjacent road bridge over the canal, to the south west of the site. We have concerns that the likely increased use of this could exacerbate potential conflict between vehicles and pedestrians. This bridge should really be upgraded to include a separate pedestrian pathway attached to the main structure, and we would suggest that the Local Authority's Highways team should provide a view on this. □

□

If the Council is minded to grant planning permission, it is requested that the following conditions and informatives be attached to the decision notice: □

□

Conditions:□

i) Prior to the commencement of development hereby permitted, a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the water must be submitted and approved in writing by the local planning authority in consultation with the Canal & River Trust.□

□

Reason: To ensure the proposed works do not have any adverse impact on the safety of waterway users and the integrity of the Navigation.□

□

ii) Prior to the commencement of development hereby permitted, full details of the proposed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust. The landscaping scheme should include reference to plant species types, surface treatments including boardwalks, fences and walls, any signage and information boards together with the means of on-going maintenance. The approved landscaping scheme shall be implemented by the first planting scheme after the development commences. □

□

Reason: To improve the appearance of the site when viewed from the waterside and to enhance the biodiversity of the area. Earthworks and associated landscaping also have the potential to impact on the integrity of the waterway and it is necessary to assess this and determine future maintenance responsibilities for any planting.□

□

iii) Prior to the commencement of the development hereby permitted, full details of any proposed lighting and CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust. The approved lighting and CCTV scheme should be implemented prior to first occupation of the development. □

□

Reason: In the interest of crime prevention, ecology, visual amenity and the waterway setting.□

□

iv) Prior to the commencement of the development hereby approved a survey of the condition of the waterway wall, and a method statement and schedule of works identified shall be submitted to and approved in writing by the Local Planning Authority. Any heritage features and materials identified by the survey shall be made available for inspection by the Canal & River Trust and where appropriate, preserved in-situ or reclaimed and re-used.□

□

Informatives:□

i) The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>).□

□

ii) The applicant/developer is advised that any encroachment or access onto the Trust's land or waterspace requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Estates Surveyor, Jonathan Young (jonathan.young@canalrivertrust.org.uk). □

□

iii) The applicant is advised that surface water discharge to the canal will require prior consent from the Canal & River Trust. Please contact Nick Pogson from the Canal & River Trust Utilities team (nick.pogson@canalrivertrust.org.uk). □

□

COLNE VALLEY PARK: □

□

The Colne Valley Park CIC recognises that this brownfield site has been derelict for some time and has no strong objections in principle to the redevelopment of the site. □

□

We welcome the use of native trees, hazel hurdles, creation of waterside habitat, integrated next boxes and other soft and hard landscape features. We also welcome what seems to be the careful restoration of listed buildings in an historic setting. However, we feel it is the very setting and location of this development which, will add value and make this an attractive proposition for prospective purchasers and to this end we feel we must express some disappointment that a development of this scale within the Colne Valley Regional Park is making no positive contribution towards achieving the objectives of the Park for the benefit of new residents within the development and existing residents around the development. □

□

Examples of potential improvements could include: □

- Improved signage and access/landscape improvements for the Colne Valley Trail cycling and walking route. □

- Interpretation board about the Colne Valley Park and Colne Valley Trail at appropriate location between the site entrance and Summerhouse Lane □

- Installation of a safe crossing point over Park Lane for the Colne Valley Trail □

- Improvements to the Mount Pleasant circular walk □

- Improvements to signage and access along the Hillingdon Trail through park Wood □

- An endowment for future maintenance/promotion for all of the items listed above. □

□

DENHAM AERODROME: □

□

With reference to the above application we would like to draw attention to the fact that the site is within the Denham Aerodrome Traffic Zone and under the flight path. □

□

Denham is a long established Civil Aviation Authority Licensed Aerodrome providing facilities for business aviation and flying training for both fixed and rotary wing aircraft and may be available for use at any time. □

□

It is inevitable that any occupants in this location will both hear and see aircraft operations including aircraft taking off and landing and it is important that all concerned are aware of the juxtaposition of the sites. □

□

ENGLISH HERITAGE: □

□

Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion. This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. □

□

ENGLISH HERITAGE ARCHAEOLOGY ADVISORY SERVICE: □

□

The above planning application has been noted by the Greater London Archaeological Advisory Service (GLAAS) as potentially affecting a heritage asset of archaeological interest. □

□

The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should be required to submit appropriate desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision. □

□

The applicant's archaeological desk-based assessment and information held on the Greater London Historic Environment Record indicates that this planning application will affect heritage assets of archaeological interest. Coppermill Lock has a long history of industrial use probably originating as a medieval corn mill before converting to a paper mill in the C17th to C18th then to a copper mill before reverting to paper milling and finally to asbestos production from 1882 to 1931. In addition to the likelihood of below-ground archaeological remains related to these activities, as noted in the heritage statement, some of the standing buildings on the site also relate to the 18th to 20th century industrial uses. The use of the site for late 19th century asbestos production is both distinctive and of course a potential hazard for groundworks. There is some evidence for prehistoric archaeological interest with good potential for the preservation of deposits indicated by the presence of deep alluvium, colluvium and peat. Elsewhere in the Colne Valley rare and important Late Upper Palaeolithic and Mesolithic sites have been found, typically alongside ancient stream channels, and associated environmental evidence would also be of interest. □

□

I note that the site has benefited from limited archaeological trial trenching in 1992 and a recent geotechnical investigation. Over much of the site the latter indicates extensive and deep 'made ground' above the natural deposits referred to above - the made ground presumably relates to the site's industrial use and is likely to include structures and features of archaeological interest. Unfortunately the report does not assess in any detail the likely impact of the development upon the site's archaeological interest through conversion of the historic buildings and new construction. Accepting that the impact of development is likely to divide into three types - alteration of the historic built fabric of buildings related to the site's industrial use; new construction affecting 'made ground' of potential industrial archaeological interest and deep works affecting the natural deposits with potential for prehistoric interest - I recommend that the applicant is asked to amend their desk-based assessment to identify and map the specific location and nature of each impact so that appropriate evaluation and/or mitigation can be defined. It would also be helpful if the 1992 evaluation could be mapped as it would not be necessary to duplicate previous work and that the implications of contamination be considered. □

□

Whilst the applicant's desk-based assessment acknowledges the need for further investigation it suggests that field evaluation is not necessary prior to the determination of this application. I consider that the clarifications requested above are necessary to test and substantiate this assertion. □

□

HAREFIELD VILLAGE CONSERVATION AREA PANEL:□

□

The Panel welcomed the proposal as an excellent low density but high quality solution for a site that has been crying out for such a development for decades. It has no objections to it. The forms, scale and character of the proposed new structures relate very well to the existing and listed historical buildings, the canal and docks. □

□

With the increase in population and the increase in number of people working in the vicinity, the Panel

proposes that the Travel Plan for the proposal should include the extension of the existing U9 bus service. At present this service terminates at the junction of Park Lane and Shelley Lane but an extension to the junction of Summerhouse Lane and Bellevue Terrace would be welcomed and appreciated by many. □

□

HILLINGDON NARROWBOATS ASSOCIATION: □

□

Hillingdon Narrowboats Association (HNA) is a charity that operates community narrowboats to provide personal development opportunities for groups of all ages, including the disadvantaged. HNA occupies the Boathouse, which is contiguous with and immediately to the North of the area covered by the planning application. HNA's Boathouse is shown outlined in blue on the Site Location Plan, Drawing A-1001-A, and on the other documents that support the planning application. □

□

The Boathouse was constructed and provided for HNA's use as a result of a Section 106 agreement between the original site developers (see paragraph 3.1 of the Planning Statement document) and the London Borough of Hillingdon (whose 2 Narrowboats HNA manages and operates). □

□

In addition to the provision of the Boathouse the Section 106 agreement provided: □

- 1) 4 No. parking spaces for HNA □
- 2) Mooring facilities and mooring rights on the water frontage □
- 3) Access rights (wayleaves) and disabled access to the moorings □
- 4) Refuse disposal facilities for HNA and the boats that it operates □

□

The above 4 items are provided either fully or partially within the area that is covered by the current planning application 43159/APP/2013/1094 and therefore HNA wishes to make the following observations. □

□

Hillingdon Narrowboats Association has no objection to planning permission being granted for the proposed application provided that the provisions of the original Section 106 agreement are retained. It is noted with respect to the four points above: □

□

1) Four Parking Spaces for HNA - Paragraph 4.1 of the Design and Access Statement shows the existing 4 No. parking spaces as being designated for HNA's use. The current planning application does retain the existing provision. □

□

2) & 3) HNA's mooring facilities and rights, wayleaves and disabled access - None of these items are mentioned within the planning application. HNA has no objection provided that planning consent is granted with the condition that HNA's existing access and mooring rights are retained. □

□

4) Refuse Disposal - The Long Room Landscape Improvements, drawing 1336/002 rev B has the statement "Bin store removed from this location" marked against the current location of HNA's 2 No. refuse bins. Similarly, the Landscape Strategy document, page 16, "The Long Room" has a drawing with an arrow pointing the current location of HNA's bins with the statement "Existing bin store moved from canalside location and relocated and screened on eastern side of the Long Room". However, this drawing does not show any bin storage area to the east of the Long Room. □

□

No practical or satisfactory alternative is shown, the nearest bins on the drawing 1336/002 are some 130 metres away at the other end of the Long Room. The existing bins receive the domestic waste from boats returning to the Boathouse as well as the refuse from the Boathouse. The carrying of domestic waste such a distance is neither practical nor desirable. HNA agrees that, in their existing location, the bins are unsightly and their relocation would enhance the environment. However, the planning application does not specify an acceptable alternative location. □

HNA has no objection to the application provided that planning consent is granted with the condition that refuse storage facilities for HNA's use are provided within a practical and reasonable distance of the Boathouse

INLAND WATERWAYS ASSOCIATION:

We have no comment to make on the changed use of this site but we find the architecture of the proposed new residential blocks to be very disappointing. The scheme fails to achieve any sense of place or recognise the historic industrial use of the site. Although the design proposes traditional materials it is reminiscent of numerous recent canal side residential developments which now look 'tired' in appearance. A different elevational approach with more uniform repetitive bays would assist in providing a robust architecture which would be in keeping with the retained buildings on the site. We object to the scheme on the grounds that it will harm the character of the area and the setting of the Grand Union Canal.

MOD SAFEGUARDING:

The MOD has no safeguarding objections to the proposal.

NATURAL ENGLAND:

This application is in close proximity Mid Colne Valley and Old Park Wood to Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on these sites as a result of the proposal being carried out in strict accordance with the details of the application as submitted. We therefore advise your authority that these SSSI's do not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(I) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Local authority biodiversity duty and opportunities for enhancement:

Under section 40(1) of the Natural Environment & Rural Communities Act 2006 a duty is placed on public authorities, including local planning authorities, to have regard to biodiversity in exercising their functions. This duty covers the protection, enhancement and restoration of habitats and species.

The National Planning Policy Framework (NPPF) expects local authorities to prevent harm to biodiversity and geological interests. Paragraph 118 makes it clear how the government expects the council to consider planning decisions that could lead to harm to biodiversity and geological interests. Paragraph 109 identifies the importance of establishing coherent ecological networks that are more resilient to current and future pressures. Protection for ancient woodland is included in Paragraph 118 of the NPPF and states that "planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss".

The ecological survey submitted with this application has not identified that there will be any significant impacts on statutorily protected sites, species or on priority Biodiversity Action Plan (BAP) habitats as a result of this proposal. However when considering this application the council should encourage opportunities to incorporate biodiversity in and around the development (Paragraph 118 of the NPPF).

The Town and Country Planning Association's publication 'Biodiversity By Design' provides further information on this issue and the publication can be downloaded from <http://www.tcpa.org.uk/pages/biodiversity-by-design.html> □

□
Examples of biodiversity enhancements that can be widely incorporated into development proposals include: □

□
Green/brown roofs - The use of alternative roofing (turf, aggregate, brown and green roofs) can make a significant contribution to biodiversity, attenuation of rainfall, and energy efficiency as they can provide a high degree of insulation. □

□
Landscaping - Native species of plant should be used in landscaping proposals associated with development, unless there are over-riding reasons why particular non-native species need to be used. The nature conservation value of trees, shrubs and other plants includes their intrinsic place in the ecosystem; their direct role as food or shelter for species; and in the case of trees and shrubs, their influence through the creation of woodland conditions that are required by other species, e.g. the ground flora. □

□
Nesting and roosting sites - Modern buildings tend to reduce the amount of potential nesting and roosting sites. Artificial sites may therefore need to be provided for bats and birds. There is a range of ways in which these can be incorporated into buildings, or built in courtyard habitats. Their location should provide protection from the elements, preferably facing an easterly direction, out of the direct heat of the sun and prevailing wind and rain. □

□
Sustainable urban drainage systems - Many existing urban drainage systems are damaging the environment and are not, therefore, sustainable in the long term. Techniques to reduce these effects have been developed and are collectively referred to as Sustainable Urban Drainage Systems (SUDS). SUDS are physical structures built to receive surface water runoff. They typically include ponds, wetland, swales and porous surfaces. They should be located as close as possible to where the rainwater falls, providing attenuation for the runoff. They may also provide treatment for water prior to discharge, using the natural processes of sedimentation, filtration, adsorption and biological degradation. □

□
Local wildlife sites - If the proposal site is on or adjacent to a local wildlife site, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site before it determines the application. □

□
Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. □

□
NATS SAFEGUARDING: □

□
The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Limited has no safeguarding objections to this proposal. □

□
TRANSPORT FOR LONDON: □

□
No comments to make on the application. □

□

THAMES WATER:

Waste Comments:

With the information provided Thames Water, has been unable to determine the waste water infrastructure needs of this application. Should the Local Planning Authority look to approve the application ahead of further information being provided, we request that the following 'Grampian Style' condition be applied:

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

Surface Water Drainage:

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

Water Comments:

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

Supplementary Comments:

In order for Thames Water to determine whether the existing sewer network has sufficient spare capacity to receive the increased flows from the development, a drainage strategy must be submitted detailing the proposed foul and surface water strategies. Details of any proposed alterations to the connection points to the public system, and calculated increase in discharge rate must be included in the drainage strategy.

If initial investigations conclude that the existing sewer network is unlikely to be able to support the demand anticipated from this development, it will be necessary for developers to fund a study to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.

THREE RIVERS COUNCIL:

No comments received.

Internal Consultees

ACCESS OFFICER:

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. An additional 10% should be designed to meet Wheelchair Home Standards. □

□
The proposal seeks the retention and enhancement of the existing commercial buildings on the site, with the exception of Manor House. The proposal seeks to provide two accessible parking spaces for wheelchair users and provide two ground floor flats that are wheelchair accessible or adaptable. □

□
It is understood from the Design & Access Statement that all new housing accords with the minimum floor space standards as detailed in the London Plan, in addition to meeting the Lifetime Home Standards. The flats proposed within the Manor House will likely not comply fully with the said standards due to its status as a Grade II listed building. □

□
The proposal includes the provision of two ground floor flats within the new apartment building that would be readily adaptable for a wheelchair user. The overall provision of wheelchair standard accommodation is said would fall below the 10% minimum as defined by London Plan Policy 3.8, due to what is understood to be a restriction on the width of the new houses, which is imposed by the peninsula. However, given that the development is for 29 units and not 30, two units which are fully wheelchair accessible would be acceptable. In addition, there is understood to be a significant level change associated on the land earmarked for the new townhouses, and what is said to be insufficient space within the apartment block to provide wheelchair access to the flats above ground floor. To this end, plots 5-14 would be accessible only by stairs, and plots 15 to 20, although achieving level access, would not provide lift access to the upper floors which would be contrary to recommendations of the Council's adopted guidance. Furthermore, the two accessible units reference (believed to be plots 22 and 23) appear not to have been designed in accordance with best practice guidance and the above-mentioned Supplementary Planning Document. Plots 25 to 29 are also lacking in terms of compliance with the Lifetime Homes Standards. □

□
Save for floodwater management issues, topographical or similar extenuating circumstances which is fully evidenced, the following should be applied to all the new housing, with the exception of the units proposed within the Manor House: □

□
The following access observations are provided: □

-
1. Level access should be achieved into all the new dwellings by the principal entrance. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted. □
 2. An entrance level WC, compliant with the Lifetime Home requirements, should be shown within the new dwellings. To this end, a minimum of 700mm should be provided to one side of the toilet pan, with 1100mm in front to any obstruction opposite. □
 -
 3. A minimum of bathroom on the same level as a bedroom should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite. □
 -
 4. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gully drainage. □
 -
 5. The plans should indicate the location of a future 'through the ceiling' wheelchair lift within the new

homes proposing more than one storey. □

□

Conclusion: based on the information and plans submitted, the proposed scheme is largely unacceptable from an accessibility point of view□

□

CONSERVATION AND URBAN DESIGN:□

□

Background: □

The site contains two listed buildings, the Manor House and Old Mill House (grade II) and also the Long Room (Locally Listed). All the site/buildings fall within the Black Jack/Copper Mill Lock Conservation Area. The site also falls within a proposed Archaeological Priority Zone. The canal sluices, basin and walls whilst not designated are all considered to be of historic significance. □

□

Comments:□

The proposals have been refined following pre-application discussions and are considered to be acceptable in principle. The works to the Manor House however, are not acceptable as shown but further revised drawings are expected shortly. Comments on this will be forwarded under the LBC consultation.□

□

This canal side area has a long history, the remaining historic buildings being only a small fragment of the earlier industrial structures on the site. The buildings are currently vacant or only partly occupied and the site has a derelict and unkept appearance, with areas having been cleared and left, or hard surfaced, for car parking. □

□

The proposed new buildings have a largely traditional appearance and are of a modest scale at between 2 and 3 storeys in height. They would sit comfortably with the existing buildings and canal features, and are of a simple architectural style that would compliment the overall character and appearance of the conservation area. Improvements are also proposed to the external appearance of the Long Room, and the proposed landscaping scheme for the site would provide positive benefits in terms of the setting of the historic buildings, in particular, the Manor House. This would have a garden setting reinstated to the front and additional tree planting to the side garden area to screen the road.

□

Conclusion:□

No objections, subject to receiving the revised drawings for the Manor House, please condition the following:□

□

- Details, including samples, of external materials for the new buildings□
- Details of the design and materials of the windows, doors and porches□
- Details of the location, size and design of roof level PV cells□
- Details of the materials for the hard landscaped areas, lighting, street furniture, signage and means of enclosure (railings, fences and gates)□
- Schedule of repair for the canal walls□
- A full scheme for the soft landscaping of the site□

□

A condition that requires the Manor House to be converted and completed by the end of phase 2 of the works, and before the houses in this phase are occupied, should also be included. This will ensure that the building is repaired and converted for residential use as part of the scheme. □

□

A conservation/management plan for the listed buildings should also be required, either by condition, or via a S106 agreement. □

□

A scheme of archaeological recording will also need to be agreed via condition, this will need to be

agreed with GLAAS.

ENVIRONMENTAL PROTECTION UNIT:

Noise:

I have not assessed any noise sources on or off-site as requiring control by condition in this instance in this location, including the technologies proposed to meet renewable energy contributions. Should planning permission be granted please could an informative be added with regard to building and construction.

Contamination:

I would not recommend giving planning permission with regard land contamination issues at the site without at the very least prior confirmation from the developer that they understand what is required to be provided in a timely fashion in relation to the attached conditions, to demonstrate they can remediate the site to a suitable for use standard, in a safe manner. (Frankly, if they have difficulty grasping this, I'm not sure they are capable of redeveloping the site.) This has been requested previously of the developer, and as far as I am aware, it has not been forthcoming. Of particular concern was the risk associated with asbestos contamination due to the former use of the site. Site works will have to be adequately managed to minimise risk from this source to the site workers, site visitors and surrounding residents and commercial areas when any demolition, remedial and development works are being undertaken. They should refer to the supplementary planning guidance (SPG) on land contamination for information on LPA requirements.

The following documentary information was provided with the application - Ground Investigation, Royal Quay, Coppermill Lock, Harefield, Middlesex, UB9 6JA, by Listers Geotechnical Consultants for Jones Lang LaSalle, dated July 2012 (Report no. 12-05-027).

In addition to the above some investigation reports by RSK on behalf of Ashill were provided subsequently in response to concerns regarding insufficient site assessment and information. However, these investigations did not specifically look at ground contamination (though the report indicates no further olfactory or visual contamination were noted in the areas investigated), but it does suggest it is less likely there was large quantities of waste asbestos buried on site (which could be costly to remove). Underground structures were noted in the investigation and further assessment of these will be required to determine in the structures included asbestos containing materials (ACM). It appears RSK are working as consultants for the developer. They also wrote a letter, which broadly outlines likely remediation at the site, however it should be noted some further investigation is required at the site (with regard to possible hydrocarbon source and groundwater contamination, gas monitoring, and asbestos investigation of soils and substructures), and this should be implemented prior to finalising the remediation strategy. Further clarification is also required as to how risk to the building conversions will be assessed and remediated. This should include indoor air testing for relevant contaminants, particularly asbestos fibres in the air.

The SPG on land contamination states in paragraph 3.16 'the LPA must be satisfied that the developer can deliver a development that meets certain requirements by carrying out any necessary remediation, either before development proceeds or as a part of the development process. Conditions will be used to ensure that development can be carried out safely, without the creation of risks to workers or neighbours.' The following needs to be considered within the Remediation Strategy alongside any method statement for safe remediation and development.

Details of how they will ensure all works will be carried out safely to minimise risk of exposure to asbestos and other contaminants can be included in the Construction Environmental Management Plan as a specific chapter or as a separate method statement, however the detail in the plan should

be consistent and should include, but not be limited to measures to protect workers including monitoring of asbestos (personal and at the site boundary), measures to minimise the release of free asbestos fibres on site and prevent its release beyond the boundary of the site so that asbestos contaminated material/soils can be safely dug up, stored and removed from the site. Wording for a specific condition is suggested below. It should be made clear our primary concern with this condition relates to how on-site works may impact on off-site receptors, rather than health and safety issues on a works site, which is outside our remit. □

□

Ground Contamination: □

The site investigation identified varying depth of made ground, and there were areas identified as consisting of natural soils. The contamination investigation undertaken as part of the geotechnical survey for Jones Lang LaSalle split the site into three zones. Twenty-one made ground samples and 17 natural soil samples were tested for contamination. Some small amounts of asbestos containing material and/or free fibres were found in all zones (4 out of 20 samples tested for asbestos, one of which was located below hard standing) including in natural soils. Due to the former use of the site as an asbestos factory, and likely historical demolition of buildings on site, which may have included ACM, there is likely to be asbestos contamination of both made ground and natural soils. □

□

Zone 1 (western part of the site, Watermill and vacant land) included some hotspots of metal contamination, TPHs (total petroleum hydrocarbons), PAHs (polycyclic aromatic hydrocarbons), and asbestos. □

□

Zone 2 (south eastern part of site, Manor House and vacant land) refers to PAHs (polycyclic aromatic hydrocarbons) and benzo(a)pyrene in particular, and asbestos. □

□

Zone 3 (north eastern part of the site, the Long Room) refers to PAHs (polycyclic aromatic hydrocarbons), TPHs identified in groundwater with possible, unidentified on site source (total petroleum hydrocarbons), and asbestos. □

□

The report also referred to three rounds of gas monitoring, all of which appear to be at high atmospheric pressure, indicating low levels of methane in zone 1 and 2. I couldn't find the location of standpipe 301, which also had low levels of methane in one round. Flow rates were low overall, however 201 and 204 in zone 1 did almost consistently indicate slightly elevated methane. □

□

It is likely future remedial works will include the requirement for gas protection measures, removal of contaminated or unsuitable soil/material to an appropriate depth and suitable imported soil in garden and landscaped areas, likely to be placed over a membrane or suitable break layer. The submitted report did refer to the reuse of materials/soil from the site. Clarification is required on the suitability criteria for the material, and how it will be assessed based on likely end uses. It is preferable, all unsuitable material is removed from the site. Where asbestos contaminated material is to remain on site, it should not be located in areas covered by permitted development rights, and its location should be made clear in the remedial verification report and maintained on-site on a risk register, where possible and details contained in the deed. □

□

Conditions are provided below with regard to land contamination for both the new development and the conversions, and to ensure garden and landscaping soils are suitable for use. The Environmental Impact Mitigation Condition specifically refers to the soil contaminated by asbestos fibres and ACM, and any ACM that forms part of the sub-structures that may need to be removed from the site. Please use a separate condition regarding any asbestos removal from within buildings as usual, or with regard to health and safety. The indoor air monitoring condition is to ensure there is no significant concentration of free asbestos fibres within the buildings. A suitable criteria for an acceptable level will need to be agreed with the LPA as part of the monitoring requirements. It may be advisable to check

the new build as well.□

□

Conditions:□

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

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

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

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.□

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

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

□

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).□

□

2. No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.□

□

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.□

□

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

□

3. Prior to any development commencing, a method statement to deal with potential environmental impacts arising from the development works in relation to any asbestos or other toxic materials/substances from the site shall be submitted and approved in writing by the LPA. The method statement should clearly identify how the risk from asbestos or other toxic materials/substances will be determined and monitored, with contingency plans in place, to limit exposure to on-site personnel and protect off-site receptors. It should include measures to minimise the release of asbestos on site and

prevent its release beyond the boundary of the development site or phase, as appropriate. Measures to be implemented on site shall include but not be limited to minimising the release of free fibres during excavation/removal of substructures, storage of materials on site and removal from site of impacted materials. The method statement shall thereafter be adhered to. □

□

REASON: To protect users of the site; workers during redevelopment; site neighbours and members of the public and the local environment. To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). □

□

4. Prior to the occupation of each phase of the development a suitable scheme to monitor indoor air for asbestos including measures to remediate exceedances shall be submitted and approved in writing by the LPA. The scheme and remediation measures shall be implemented as agreed and verification information to demonstrate indoor air quality is suitable for use shall be submitted to the satisfaction of the LPA unless the LPA dispenses with any such requirement for each phase, specifically and in writing. □

□

REASON: To protect future occupiers of the development in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). □

□

The Environment Agency should be consulted with regards to groundwater issues and possibly piling. The chalk in the area is quite near the surface and hydrocarbon contamination has been noted in the groundwater in zone 3. □

□

British Waterways (BW) would have to be consulted on any works carried out in the vicinity of the canal. □

□

TREES AND LANDSCAPING: □

□

The site lies within the Black Jacks and Coppermill Lock Conservation Area, a designation which protects trees. The landscape character and visual sensitivities are assessed within section LCA A2: Mid Colne Floodplain - Broadwater Lake to Shire Ditch of Hillingdon's Landscape Character Assessment. □

□

This waterside location overlooking the borrowed landscape of the Colne Valley lakes and wetlands, together with its industrial heritage and listed buildings all contribute to the unique character of this site. Trees on, and close to, the site should be safeguarded where their quality, value and useful life expectancy merit retention. □

□

Landscape Considerations: □

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

□

- A Tree Report by ACD has been submitted. The survey assesses the condition and value of 22No individual trees and one group. Of these, one Sycamore (T4 on the schedule) is considered to be an 'A' category tree. There are 6No. 'B' grade trees (an Ash:T1, two Alders:T16 and T17, and three London Planes: T18, T19 and T20). These 'A' and 'B' category trees are of sufficient quality and value to be considered constraints on development and should be retained if possible as part of a development proposal. □

- 14No. trees are category 'C' and one tree is rated 'U' - whose removal can be justified in terms of good arboricultural practice. □

- ACD's Arboricultural Impact Assessment confirms that T1(B), T2(C) and T3(C) will have to be removed to facilitate the development - this is essential work required to stabilise and restore the

canal edge. All of the remaining trees are outside the development area along the northern boundary. These will be retained. Due to their location it is considered that, in this case, an Arboricultural Method Statement and Tree Protection Plan are not required to safeguard the trees. □

- The proposal is supported by a Design & Access Statement which clearly assesses the opportunities and constraints posed by the site and explains the design principles and concepts. The intention is to create a high quality design which will enhance the site without harming the character of the area or the amenities of occupiers of neighbouring properties (section 1.1). □

- Landscape and ecological objectives are set out in section 3.4 with detailed proposals for the communal garden of the listed Manor House and an emphasis on ecological enhancement of the canal-side. A character assessment is made in section 3.6 □

- A Landscape Strategy by Murdoch Wickham (document ref. 1336/005C) provides a more detailed comprehensive analysis of the site and considers relevant planning policies. Several cross-sections through the site have been provided which clearly illustrate the significant level changes across the site and how the layout responds to this challenge. The landscape design concept is clearly set out, together with appropriate hard and soft landscape objectives for the various components of the site. Finally, a Landscape Masterplan illustrates the response to the brief, supported by sectional elevations, a detailed planting strategy and a palette of external hard materials and furniture. □

- Some of the landscaped areas will be associated with private areas, with canal-side gardens planted according to ecological principles (to encourage biodiversity). Owner/occupiers should be encouraged to establish and maintain the planting in accordance with the design objective. Similarly a management and maintenance specification is required to ensure that communally managed areas (of public/ semi-public spaces) are managed in accordance with the approved plans. □

- Landscape conditions will be necessary to preserve and enhance the visual amenities of the locality and to ensure that adequate facilities are provided. □

□

Recommendations: □

No objection subject to conditions RES6, RES9 (parts 1,2,4,5 and 6) and RES10. □

□

HIGHWAYS: □

□

The development proposals are for the refurbishment of an existing office building to provide 4 x 2 bedroom apartments and the construction of 25 dwellings (10 x 2 and 3 bedroom apartments and 19 x 3 and 4 bedroom houses) within the site. Under the proposals, 58 car parking spaces will be provided for the use of residents, which will be allocated at 2 parking spaces per dwelling. As part of the proposals, the remaining office use at the site will be retained, alongside 106 car parking spaces. □

□

Access to the site will remain as existing from Park Lane and Summerhouse Lane. However, access to the proposed residential use will only be permitted from Park Lane, which will be controlled by an internal barrier system located centrally within the site. □

□

In order to assess of the proposals, a Transport Assessment (TA) has been submitted, which has undertaken a capacity analysis at the junction of the site access and Park Lane, the signal controlled junction between Park Lane and Copper Mill Lane and at the roundabout junction of Park Lane and Rickmansworth Road. □

□

However, it is considered that the analyses of the site access and of the signal controlled junction between Park Lane and Copper Mill Lane is not representative, as the interaction between each junction has not been taking into account. Nevertheless, the TA has demonstrated that there will only be a minor increase in vehicle trips, based on the reduction of office space within the site and as a result, it is considered that the proposals will not have a material impact along the adjacent highway network. □

□

When reviewing the car parking provision in relation to the existing office use and the proposed residential development, it is noted that the PTAL index within the area of the site is 1a, which is classified as very poor. As a result, it is considered that the proposed car parking provision is acceptable to serve the site. □

□

Therefore, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, and an objection is not raised in relation to the highway and transportation aspect of the proposals provided that the following details are made conditional to the planning consent. □

□

Conditions: □

A Servicing Management Plan is required to be submitted to the LPA and approved in writing before commencement of the development. The Servicing Management Plan will detail and identify how the proposed residential and remaining employment (office) uses at the site will be serviced, including the collection of refuse. □

□

Details of the proposed internal barrier system located within the site, including method of operation are required to be submitted and agreed by the LPA before occupation of the development. □

□

SUSTAINABILITY OFFICER: □

□

The development does not show sufficient nature conservation improvements which is a particular concern given the location of a Site of Importance for Nature Conservation (Metropolitan Grade). The submitted ecological surveys were adequate and met the minimum requirements but I would have expected them to go further in order to clearly demonstrate improvements and enhancements. There is no scope for requesting offsite contributions which is really what is needed in this area, and therefore the enhancement has to be secured on site through the following condition: □

□

Condition: □

Prior to commencement of development a scheme for the enhancement and improvements for nature conservation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate areas dedicated to wildlife enhancements and also the measures to ensure their retention and maintenance. The scheme shall also consider the inclusion of improvements and maintenance of the Lockside area within the ownership of the Canal & River Trust. The development must proceed in accordance with the approved scheme. □

□

Reason: □

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is designated as an Industrial Business Area (IBA). UDP Policy LE2 states: □
IBAs are designated for business, industrial and warehousing purposes (Use Classes B1-B8) and for Sui Generis uses appropriate in an industrial area. The Local Planning Authority will not permit development for other uses in IBAs unless it is satisfied that: □

i) There is no realistic prospect of the land being used for industrial or warehousing purposes in the future, and; □

ii) The proposed alternative use does not conflict with the policies and objectives of the plan

iii) The proposal better meets the plan's objectives particularly in relation to affordable housing and economic regeneration. □

□

In applying Policy LE2, the Local Planning Authority will where appropriate take into account (1) evidence of a lack of demand for industrial and warehousing uses; (2) the length of time the vacant premises or land have been marketed and interest expressed by potential occupiers; (3) the amount and nature of vacant industrial and warehousing floorspace and land in the Borough, as well as outstanding unimplemented planning permissions and development under construction; (4) the size and layout of existing premises will also be taken into account. □

□
The Council's Employment Land Study was published in 2009 and contained a review of all IBAs in the borough. This site was included within chapter 8. It states that the long vacant cleared site at Royal Quay has the potential for a residential led mixed-use scheme, which would benefit the local area making the site more vibrant. The drawback would be that any mixed-use scheme would potentially erode the employment designation status. The challenge for the site is to develop a scheme that adds value to the local business community, whilst not harming the amenities of any future residents or those of the existing businesses. □

□
The ELS forms a key part of the evidence base for policy LE2 and for the Local Plan. The proposal for a residential led mixed-use scheme on the vacant part of the site is considered to be acceptable in principle, subject to the protection of the amenity of surrounding areas. □

□
The proposal would not result in the loss of any existing employment land on the site, with the proposal residential taking up the disused, vacant pieces of land. The provision of a limited amount of residential use on the site will enable the commercial buildings on the site to be refurbished to a higher standard, providing improved business opportunities on the site. The scale of development and the layout of the proposal is considered to be such that the commercial and residential uses could exist on the site, without the amenity or use of either being significantly impacted upon.

7.02 Density of the proposed development

The London Plan requirements for this site (1.6ha), which is considered to be a suburban site with a PTAL of 1, would be 35-65 u/ha and 150-200 hr/ha. The scheme proposes 29 units with 116 habitable rooms. This equates to a density of 18 u/ha and 73 hr/ha. Whilst this is below the density guidelines for such a location, given the open nature of the wider area and the low-density nature of the residential uses in the area, the proposed quantum of residential units is considered to be acceptable in this location.

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

This canal side area has a long history, the remaining historic buildings being only a small fragment of the earlier industrial structures on the site. The buildings are currently vacant or only partly occupied and the site has a derelict and unkept appearance, with areas having been cleared and left, or hard surfaced, for car parking. □

□
The proposed new buildings have a largely traditional appearance and are of a modest scale at between 2 and 3 storeys in height. They would sit comfortably with the existing buildings and canal features, and are of a simple architectural style that would compliment the overall character and appearance of the conservation area. Improvements are also proposed to the external appearance of the Long Room, and the proposed landscaping scheme for the site would provide positive benefits in terms of the setting of the historic buildings, in particular, the Manor House. This would have a garden setting reinstated to the front and additional tree planting to the side garden area to screen the road. □

□

The proposals for the conversion of the Grade II Listed 'Manor House' have been refined following discussion with the applicant and are considered to be acceptable in principle. □

□
The subdivision of the old manor house formerly used as offices is not ideal in historic building terms, however, given that the building has been vacant for some considerable time, and that its interior retains very few features of interest, its conversion and subdivision are considered acceptable in this instance. This position is supported by English Heritage. □

□
The larger development scheme for the site also includes improvements to the setting of the Manor House by creating more green space around it. The house would have a garden reinstated to the front and additional tree planting to the side garden area to screen the road. □

□
Therefore, on balance, it is considered that the scheme is designed and laid out in a way which would not impact on the character and appearance of the building or the heritage of the borough. □

□
The Council's Conservation and Urban Design Officer has assessed the Heritage Statement that was submitted with the application, and states that the comments made and findings are considered acceptable. It is considered that a condition should be imposed on any grant of permission requiring an archaeological record of the site be made before work commences.

7.04 Airport safeguarding

NATS Safeguarding has reviewed the application and raise no objection to the application from an airport safeguarding perspective. Denham Aerodrome was also consulted, and requested an informative requesting the development be made aware of the nearby location of the aerodrome. As such, it is considered that the proposal would not impact on the safe operation of any airport.

7.05 Impact on the green belt

The site is not located within the Green Belt. As such, it is considered that the scheme would not impact on the openness of the Green Belt.

7.07 Impact on the character & appearance of the area

Policies BE13, BE19 and BE22 seek to ensure that new development complements or improves the character and amenity of the area. Policy BE38 seeks the retention of topographical and landscape features, and provision of new planting and landscaping in developments proposals. London Plan policy 7.1 sets out a series of overarching design principles for development in London, and policy 7.6 seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 7, London Plan policies relating to density (3.4) and sustainable design and construction (5.3) are also relevant. The application site itself has no particular designation, forming part of the 'developed area'. □

□
The Urban Design Officer raises no objections to the scale, height and massing of the proposed buildings. This canal side area has a long history, the remaining historic buildings being only a small fragment of the earlier industrial structures on the site. The buildings are currently vacant or only partly occupied and the site has a derelict and unkept appearance, with areas having been cleared and left, or hard surfaced, for car parking. □

□
The proposed new buildings have a largely traditional appearance and are of a modest scale at between 2 and 3 storeys in height. They would sit comfortably with the existing buildings and canal features, and are of a simple architectural style that would compliment

the overall character and appearance of the conservation area. Improvements are also proposed to the external appearance of the Long Room, and the proposed landscaping scheme for the site would provide positive benefits in terms of the setting of the historic buildings, in particular, the Manor House. This would have a garden setting reinstated to the front and additional tree planting to the side garden area to screen the road.□

□

Furthermore, trees and landscaping would be retained around the boundary of the site, with additional landscaping proposed. This would ensure the visual amenity of the site as viewed from outside the site would be maintained.□

□

Subject to this condition, it is considered that the scheme is compliant with Policies BE13, BE21 and BE22 of the UDP, relevant London Plan policies and design guidance.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 seek to ensure that new development does not generate adverse impacts in respect to sunlight and privacy. Because of the orientation of the site, and the size and siting of the proposed buildings, no significant loss of daylight and sunlight to adjoining properties would result from this development.□

□

In relation to outlook, policy BE21 requires new residential developments to be designed to protect the outlook of adjoining residents. The Supplementary Planning Document (SPD) HDAS: Residential Layouts advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. The proposal is located across Summerhouse Lane from the nearest residential properties, and the ground level of the site sits a significant distance below these dwellings. As such, the new dwellings would be a minimum of 32 metres from the rear building line of the nearest property, which together with the change in ground level will ensure there is no impact on the privacy of the existing residential units.□

□

In addition, the siting and orientation of the proposal would not result in significant loss of light to neighbouring properties. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with policy BE21 of the UDP.□

□

It is not considered that there would be a material loss of daylight or sunlight to neighbouring properties, as the proposed buildings would be sited a sufficient distance away from adjoining properties. It is also considered given its layout that there will be a good level of day lighting for the proposed development. The proposed development is considered to be consistent with policies BE20, BE21 and BE24 of the UDP.

7.09 Living conditions for future occupiers

AMENITY SPACE□

□

Each of the proposed houses will have their own private rear garden whilst residents of the flats will have access to an area of shared amenity. It is noted that some of the proposed gardens will fall below the standards set out within the HDAS, however it is considered that given the size and nature of the site, achieving an appropriate form of development together with the minimum garden sizes would not be possible or viable.□

□

The proposals seek to positively respond to the site characteristics by proposing amenity in a variety of forms, both shared and private space that will fulfil a number of functions. The houses will be provided with private rear gardens which will include paved, decked and

grassed areas, orientated in a way that maximises the amount of natural daylight they receive as well as forming useable spaces. Furthermore, the majority of houses will have balconies that will provide additional outdoor space. □

□
The proposed shared amenity space for the flats will be a mixture of formal and informal space that will not only provide areas in excess of the Council's standards but also provide an attractive setting for the Manor House and the new apartment block. The high quality landscaping throughout the site and the creation of new spaces, for example areas of seating adjacent to the canal, will benefit both future residents and workers whilst also maximising the visual amenity provided by the canal, a key feature of the site. The site's proximity and ease of access to surrounding countryside will also provide further recreational opportunities. Given the waterside location of the site, it is not considered this site is an appropriate location for a children's play area. □

□
As such, and on balance, whilst a number of the houses have private amenity space below the Council's requirements, the overall amenity space provision and the landscape Masterplan for the site is considered to result in sufficient amenity provision for the future occupiers of the site. In addition, the canal side location and access to the towpath, together with the wider recreation potential in the area, are considered to result in an acceptable living environment. □

□ INTERNAL LAYOUT □

□
In terms of internal space standards and the quality of accommodation provided, the Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Further guidance is also provided in the London Housing SPG on floor space standards for new residential development to ensure sound environmental conditions are provided on site. As a guide, the recommended minimum standards for residential units are: □

- 2-bed 3-person flat - 61sqm □
- 2-bed 4-person flat - 70sqm □
- 3-bed 6-person house - 102sqm □
- 4-bed 6-person house - 113sqm □

□
The floor space information provided by the applicant indicates that all the proposed units within the development exceed the London Housing SPG recommended floor space standards for all of the units. □

□
The applicant has confirmed that Lifetime Home standards will be met for all the units, and this will be secured via a condition on any grant of permission. □

□
The proposed flat sizes and internal room sizes and layouts meet the requirements of the Mayor of London's Housing SPG. Overall, it is considered that the amended proposals meet with the aims and objectives of the Council's policies and guidance and the London Plan. □

□ OUTLOOK □

□
In terms of outlook for future residents, Policy BE21 of the Unitary Development Plan Saved Policies seek to ensure that new development would not have a significant loss of residential

amenity, by reason of the siting, bulk and proximity of new buildings. □

□

In this regard, it is considered that the proposed site layout would provide a high standard of amenity for future occupiers. The layout will result in a satisfactory outlook from the proposed units in the buildings and reduce the potential for nuisance and disturbance to the future occupiers. As such, the development is considered to be consistent with relevant design guidance and policies BE21 and OE1 of the UDP. □

□

All of the units would benefit from an acceptable level of privacy and light, in compliance with the Council's standards given in The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts'.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The Transport Assessment submitted with the application has demonstrated that there will only be a minor increase in vehicle trips, based on the reduction of office space within the site and as a result, it is considered that the proposals will not have a material impact along the adjacent highway network. It is considered that the vehicle trip generation resulting from this proposal is not likely to significantly impact on the capacity of the highways network. Any issues resulting from the additional traffic generated as result of this proposal would likely be able to be mitigated via a Travel Plan and other sustainable transport options. □

□

The proposal provides 58 car parking spaces for the 29 units proposed. This results in a ratio of two spaces per dwelling, to which the Council's Highway Officer raises no objection. Two disabled car parking spaces would also be provided, in accordance with requirements. 106 car parking spaces across the site are to be retained for the commercial units on the site. Again, the Council's Highway Officer does not object to this. When reviewing the car parking provision in relation to the existing office use and the proposed residential development, it is noted that the PTAL index within the area of the site is 1a, which is classified as very poor. As a result, it is considered that the proposed car parking provision is acceptable to serve the site. □

□

Access to the site will remain as existing from Park Lane and Summerhouse Lane. However, access to the proposed residential use will only be permitted from Park Lane, which will be controlled by an internal barrier system located centrally within the site. □

□

Conditions are recommended on any grant of permission requiring a Servicing Management Plan and details of the proposed internal barrier system located within the site, including method of operation, be submitted to the LPA and approved in writing before commencement of the development. Cycle storage would be provided on the site, and would be secured via a condition on any permission. □

□

Therefore, subject to these conditions, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, and an objection is not raised in relation to the highway and transportation aspect of the proposals.

7.11 Urban design, access and security

The design and access aspects of the proposal are addressed in other sections of this report. □

□

The Council would expect the scheme to adhere to the principles of Secured by Design, and a condition to ensure this would be imposed on any grant of planning permission.

7.12 Disabled access

The scheme is in compliance with Lifetime Homes standards and this would be ensured via a condition on any permission. No units are shown to wheelchair standard, however, given the size of the units, modifications could easily be made to ensure they are accessible and a condition to this end is recommended.

7.13 Provision of affordable & special needs housing

The London Plan sets the policy framework for affordable housing delivery in London. Policy 3.12 and 3.13 requires that boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mix-use schemes, having regard to their affordable housing targets. □

□

The Planning Obligations Supplementary Planning Document (supplementary planning guidance) adopted in July 2008 replaces the previous Supplementary Planning Guidance and updates the information and requirements of the Affordable Housing supplementary planning guidance adopted in May 2006. Chapter 5 on Affordable Housing from the Planning Obligations supplementary planning guidance paragraph 5.14 states, the council will always seek the provision of affordable housing on-site except in exceptional circumstances. The council will consider affordable housing tenure mix on a site by site basis with reference to housing needs, financial viability and/or the London Plan as appropriate. □

□

Paragraph 5.22 states that the Council will seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed use schemes. The policy acknowledges a balance between the need for affordable housing that the economic viability of private housing developments. Where less than 35% affordable housing is proposed, a justification for the departure from the London Plan will be required, together with a financial viability appraisal to demonstrate that the maximum affordable housing provision is being delivered on site. □

□

The application exceeds the threshold of 10 units and above, therefore affordable housing provision by way of a S106 Legal Agreement is required. □

□

The developer has advised that in this case the development would not be viable or required to deliver 35% of the units as affordable housing. A Financial Viability Assessment (FVA) has been provided, and this has been checked by an independent and appropriately qualified 3rd party financial consultant. The advice from the financial consultant is that the assumed sale prices are reasonable (based on evidence of actual sales achieved in the area). Sales in this area are affected by the lack of local facilities, although this is to some extent offset by good road access to major employment centres, Heathrow and reasonable rail and road access to central London. □

□

The costs estimates were undertaken by a Quantity Surveyor, and were compared to SPONS (a national index for costs) and the costs assumed by the developer are within the range suggested by SPONS. There are additional costs associated with developing this site, which other sites would not typically have to deal with, including: □

□

- i) There is a requirement to carry out archaeological works at this site □
- ii) There is a requirement to remediate the contamination (this is a former industrial site used to manufacture asbestos, and ground water is known to be contaminated, and will have to be remediated) □
- ii) There is a requirement to undertake works to retaining structures at Summerhouse Lane □
- iii) The river walls must also be constructed and the cost of these approaches £740,000 □

□

There are exceptional development costs associated with the site and it is the view of the financial consultant that the scheme is not capable of providing affordable housing and remaining financially viable. The development would bring about many benefits and as such it is not considered that refusal of the scheme would be reasonable due to the short fall in the provision of affordable housing. A review mechanism should be included in any legal agreement to ensure that if market conditions (e.g. sales prices etc) improve then the ability of the scheme to deliver a greater number of affordable units can be considered.

7.14 Trees, landscaping and Ecology

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

□

The hard and soft Landscaping Strategy Plan provides detail on the way landscaping is proposed to be provided. Discussions with the Council Landscape and Tree Officer have confirmed that while the general approach to landscaping is acceptable, further details will be required to confirm that proposals are acceptable, and as such a relevant condition is recommended. □

□

The Council's Tree and Landscape Officer has stated that the landscape proposals are broadly acceptable, and subject to appropriate landscaping conditions being imposed on any planning permission, no objections are raised in relation to the proposal. □

□

Overall it is considered that, subject to conditions, the development would achieve a high quality landscape layout which would serve to soften the visual appearance of the areas of hard standing, protect the amenity of the wider area and enhance the amenity of future occupiers in accordance with Policy BE38 of the Saved Policies UDP.

7.15 Sustainable waste management

The plans indicate that refuse storage facilities will be provided for the commercial properties and the residential properties at ground floor level. The proposed facilities are considered to be acceptable in this instance, and would be controlled via a condition on any grant of permission.

7.16 Renewable energy / Sustainability

Policies within Chapter 5 of the London Plan require developments to provide for reductions in carbon emissions, including a reduction of 25% in carbon emissions, in line with Code for sustainable Homes Level 4. □

□

The application is supported by an assessment which indicates that the development should be able to achieve Level 4 of the Code for Sustainable Homes, and achieve a 25% reduction in carbon emissions through a combination of energy efficiency measures and the use of photovoltaic panels. This is in line with policy requirements, and could be controlled via condition if required.

7.17 Flooding or Drainage Issues

Small parts of the site fall within Flood Zone 3, and a Flood Risk Assessment has been submitted with the application. No objections are raised from a flood risk perspective. □

□

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. The applicant has confirmed that the existing site is served by soakaways and that, given there will be only

a minimal increase in impermeable area, it is proposed to use the existing drainage system.

□

Given the scale of the development, it is considered that additional water efficiency measures should be incorporated into the scheme, in accordance with London Plan policy. This would be required by way of condition.

7.18 Noise or Air Quality Issues

The application seeks permission for a residential development within a residential area. It is not considered that the proposal gives rise to any concerns regarding noise for either future or neighbouring occupiers.□

□

No noise assessment has been undertaken as part of the development proposal, which the Council's Environmental Protection Unit considered to be acceptable. The glazing configuration of residential development would need to meet the relevant building regulation standards.□

□

It is considered that the scheme will have very little additional impact on noise and air quality in the area.

7.19 Comments on Public Consultations

The issues raised by objectors are assessed in the above report.

7.20 Planning obligations

Should the application be approved, a range of planning obligations would be sought to mitigate the impact of the development, in line with saved policy R17 of the Council's Unitary Development Plan.□

□

The obligations sought are as follows:□

□

1. Education: a financial contribution in the sum of £147,710 towards educational facilities.□

□

2. Health: a financial contribution in the sum of £16,984.76 towards health provision.□

□

3. Libraries: a financial contribution in the sum of £1,802.97 towards library provision.□

□

4. Highways: any and all required highways works are to be adhered to and the cost met by the developer.□

□

5. Affordable Housing Review Mechanism: A review mechanism is to be applied in the event the development is not substantially commenced within 18 months of the grant of planning permission.□

□

6. Construction Training: either a financial contribution, or an in-kind scheme delivered during the construction phase of the development, should be secured (in either event the 'obligation' should be delivered equal to the formula of £2,500 for every £1 million build cost + $14/160 \times £71,675 =$ total contribution).□

□

7. Project Management and Monitoring Fee: a financial contribution equal to 5% of the total cash contributions towards the management and monitoring of the resulting agreement.□

□

In addition to S106 contributions and other requirements, the Mayor of London's Community Infrastructure Levy (CIL) has introduced a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of

Crossrail. This application is CIL liable with respect to new floorspace being created, and the sum calculated for this application based on the floor area proposed is £134,354.80.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

CONTAMINATION:

The applicant has submitted a Site Investigation Report in support of the application. This confirms that testing has been carried out and that some levels of contamination have been identified due to the previous use of the site. Officers in the Council's Environmental Protection Unit have recommended a condition be imposed on any permission, with regard to land contamination for both the new development and the conversions, that a full investigation be carried out with detailed steps for any remediation required. Officers in the Council's Environmental Protection Unit have advised that any asbestos on the site is required to be carried out in accordance with the correct guidelines.

In addition, it is considered that a condition should be imposed ensuring any imported soils are free from contamination. Whilst no objections have been raised, it is recommended that conditions should be attached, should approval be granted, to ensure these recommendations are carried out.

8. Observations of the Borough Solicitor

None.

9. Observations of the Director of Finance

None.

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

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

London Plan (July 2011)

National Planning Policy Framework

Hillingdon Supplementary Planning Document - Residential Layouts

Hillingdon Supplementary Planning Document - Residential Extensions

Hillingdon Supplementary Planning Document - Accessible Hillingdon

Hillingdon Supplementary Planning Document - Noise

Hillingdon Supplementary Planning Document - Planning Obligations; and Revised Chapter 4, Education Facilities: September 2010.

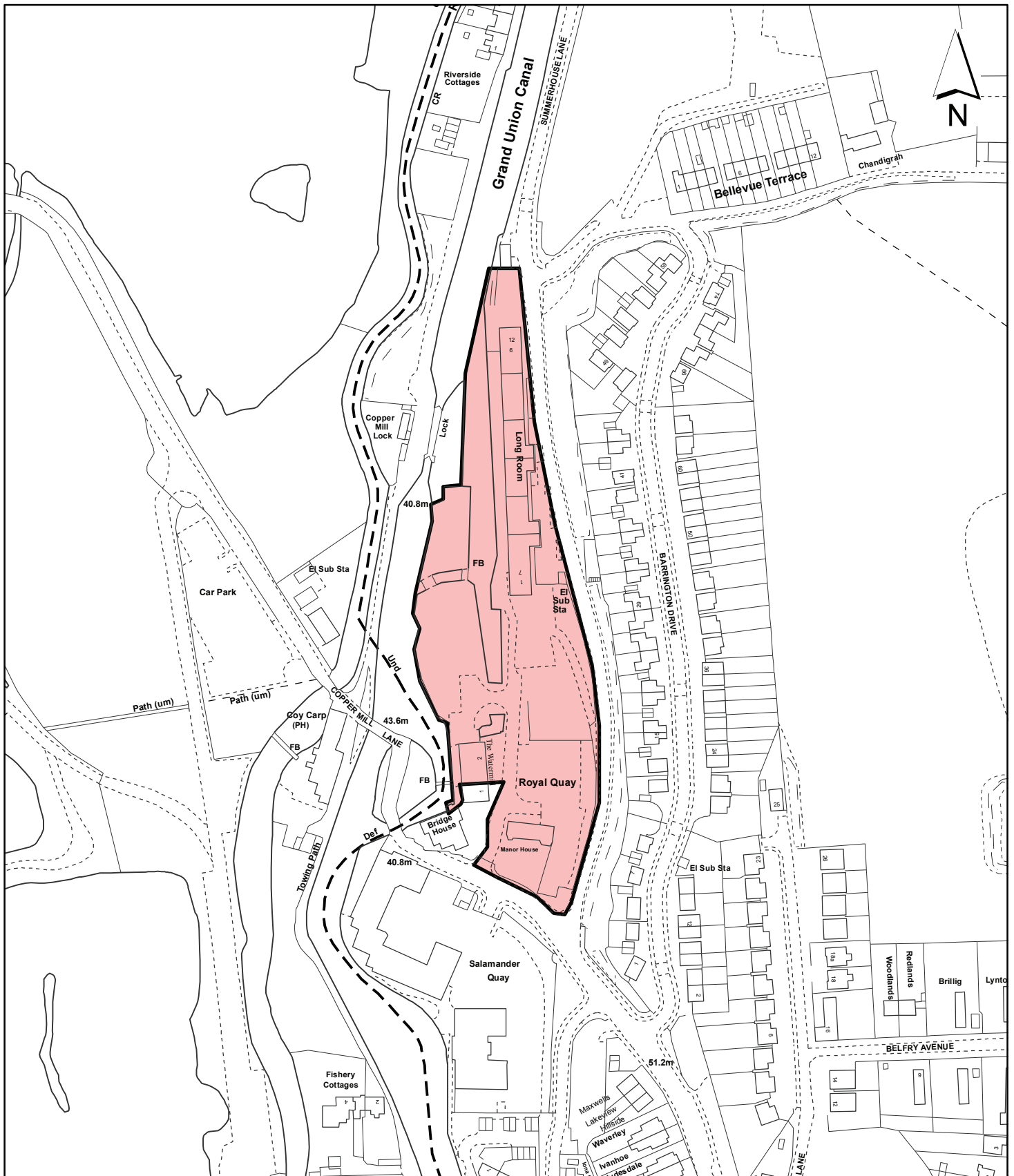
Hillingdon Supplementary Planning Guidance - Air Quality

Hillingdon Supplementary Planning Guidance - Community Safety by Design


Hillingdon Supplementary Planning Guidance - Land Contamination

Contact Officer: Adam Flynn

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Notes

 Site boundary

For identification purposes only.

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Site Address

**Royal Quay
Coppermill Lock
Park Lane, Harefield**

**LONDON BOROUGH
OF HILLINGDON**

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

Planning Application Ref:

43159/APP/2013/1094

Scale

1:2,500

Planning Committee

Major Applications

Date

**September
2013**



HILLINGDON
LONDON