

Report of the Head of Planning, Sport and Green Spaces

Address FRANK WELCH COURT HIGH MEADOW CLOSE PINNER

Development: Variation of condition 2 (Accordance with Approved Plans) of planning permission ref: 196/APP/2012/1776 (Erection of a 45 Bed Care Home (Use Class C2)) to allow alterations and additions to the lower ground floor (basement) layout and alterations to internal walls on upper floors.

LBH Ref Nos: 196/APP/2013/2958

Drawing Nos: W4701/LO1 Location Plan
W4701/45 Approved & Proposed Lower Ground Floor Plan
W4701/46 Approved & Proposed Ground Floor Plan
W4701/47 Approved & Proposed First Floor Plan
W4701/49 Approved and Proposed Site Sections
W4701/205 Rev A Section C-C & D-D & E-E
W4701/206 Rev A Sections F & G
W4701/222 Rev A Staircase 3
W4701/48 Approved & Proposed North Elevation
1888-SL(5)500 Rev B Drainage Layout
W4701 SK03 Drainage Areas
Pinner Drainage Calculations
Services Specification Extracts

Date Plans Received:	09/10/2013	Date(s) of Amendment(s):	18/11/2013
Date Application Valid:	20/11/2013		09/10/2013
			25/10/2013

1. SUMMARY

Planning permission was granted for the erection of a 45 Bed Care Home (Use Class C2) in September 2013 (ref: 196/APP/2012/1776). This application seeks permission to vary condition 2 of planning permission ref: 196/APP/2012/1776 to allow alterations to the lower ground floor (basement) layout, including adding additional floorspace (96.7 sq.m), and alterations to internal walls on upper floors.

It is considered that the proposed alterations will not have a detrimental impact on the living conditions for future occupiers and will not impact on the street scene or on the character and appearance of the area.

The proposal complies with Policies BE13, BE20, BE24 and H10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 7.2 of the London Plan.

The application is therefore recommended for approval.

2. RECOMMENDATION

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

1. That the Council enter into a legal agreement / Deed of Variation to secure:

(i) 10 Year Green Travel Plan in accordance with TfL guidance.

(ii) **Transport:** in line with the SPD any and all highways works will need to be addressed through a s278 and/or s38 agreement.

(iii) **Health:** A contribution of £9,750.15.

(iv) **Libraries:** A contribution of £1,035.

(v) **Construction Training:** An in-kind training scheme or a financial contribution secured equal to £2,500 for every £1m build cost + number of units 45/160 x £71,675 = total contribution which is estimated to be £25,158.59.

(vi) **Ecology:** A contribution of £30,000.

(vii) **Project Management and Monitoring Fee:** A financial contribution equal to 5% of the total cash contributions is to be secured to enable the management and monitoring of the resulting agreement.

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

3. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before 19/02/2014, 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:

'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. The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan and the Council's Planning Obligations SPD'

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

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

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

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

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

W4701/LO1 Location Plan
W4701/45 Approved & Proposed Lower Ground Floor Plan
W4701/46 Approved & Proposed Ground Floor Plan
W4701/47 Approved & Proposed First Floor Plan
W4701/48 Approved & Proposed North Elevation
W4701/49 Approved and Proposed Site Sections
W4701/205 Rev A Section C-C & D-D & E-E
W4701/206 Rev A Sections F & G
W4701/222 Rev A Staircase 3
1888-SL(5)500 Rev B Drainage Layout
W4701 SK03 Drainage Areas

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

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (July 2011).

3 COM12 Use Within Same Use Class

The premises shall be used for a care home and for no other purpose (including any other purpose in Class C2 and not for general needs housing of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To ensure that the Local Planning Authority maintains control of the future use of the building, in the interests of safeguarding the amenities of surrounding residential occupiers, in accordance with policy OE1 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

4 RES6 Levels

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

REASON

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

5 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with

Policy BE13 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

6 RES8 Tree Protection

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

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

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

7 RES9 Landscaping (including refuse/cycle storage)

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

1. Details of soft landscaping, to include additional tree planting near to site boundaries
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 3 parking spaces are served by electrical charging points, and 2 spaces are designed for use by disabled persons)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting

3. Schedule for Implementation

4. Other

4.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/scheme of landscaping, including refuse/cycle storage and landscape maintenance.

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 2 - Unitary Development Plan Saved Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

8 RES10 Tree to be retained

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

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

REASON

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

9 NONSC Non Standard Condition

Before any part of the development is occupied, site derived soils and imported soils shall be 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.

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 2 - Unitary Development Plan Saved Policies (November 2012).

10 NONSC Non Standard Condition

Prior to the commencement of works on site, a fire strategy that demonstrates that the building design has sufficient and appropriate refuge areas; would incorporate building features that support horizontal evacuation and/or a 'stay put' policy; and/or would feature fire rated lifts to facilitate the safe and dependable evacuation of people with reduced mobility shall be submitted to and approved by the Local Planning Authority. The development shall be undertaken in accordance with the approved details which shall thereafter be permanently retained.

REASON

In order to ensure that the development complies with Policy 7.2 of the London Plan (July 2012).

11 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

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

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) and London Plan (July 2011) Policy 5.12.

12 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.

REASON

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

environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

13 RES25 No floodlighting

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

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

14 NONSC Non Standard Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

1. the calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately;
2. proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services;
3. proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP);
4. proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies.

The assessment shall demonstrate that the measures proposed to meet steps 2 -4 above will reduce the CO2 emissions by a minimum of 25% from 2010 Building Regulations (Part L). At all stages the report must clearly show the energy demand (kwhr) and the carbon emissions (KgCO2). The conclusions must present a clear solution which is reflected in the relative plans (e.g. roof plan must show photovoltaic panels if proposed). The development shall then proceed in accordance with the approved assessment.

Reason

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan (July 2011).

15 COM25 Loading/unloading/deliveries

There shall be no services or deliveries, including the loading or unloading of goods outside the hours of 07:00 and 18:00, Monday to Friday, and between the hours of 07:00 and 13:00 on Saturdays and at no time on Sundays and Bank/Public Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

16 NONSC Non Standard Condition

Prior to their installation, full details of the siting and design of the photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority. The panels

shall be installed in accordance with the approved details and therefore permanently retained.

REASON

To ensure that the panels are not detrimental to the appearance of the building and street scene, in accordance with policy BE13 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 3.4	(2011) Optimising housing potential
LPP 3.8	(2011) Housing Choice
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.15	(2011) Water use and supplies
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.9	(2011) Cycling
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional

BE18	surface water run-off - requirement for attenuation measures
BE19	Design considerations - pedestrian security and safety
BE21	New development must improve or complement the character of the area.
BE22	Siting, bulk and proximity of new buildings/extensions.
BE23	Residential extensions/buildings of two or more storeys.
BE38	Requires the provision of adequate amenity space.
EC2	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Nature conservation considerations and ecological assessments
BE13	Consideration of traffic generated by proposed developments.
BE20	New development must harmonise with the existing street scene.
BE24	Daylight and sunlight considerations.
H10	Requires new development to ensure adequate levels of privacy to neighbours.
LPP 7.2	Proposals for hostels or other accommodation for people in need of care (2011) An inclusive environment

3 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).

4 I6 Property Rights/Rights of Light

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

5 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 I21 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

7 I24 Works affecting the Public Highway - General

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

8 I25 Consent for the Display of Adverts and Illuminated Signs

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

9 I59 Councils Local Plan : Part 1 - Strategic Policies

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

10

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website, www.hillingdon.gov.uk/index.jsp?articleid=24738

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the site of the former Frank Welch Court (which has since been demolished), a Council owned sheltered care home, situated on the southern side of High Meadow Close. High Meadow Close forms a short spur road which is approached from Daymer Gardens. This forms a residential cul-de-sac accessed from Catlin's Lane to the west which links High Street, Eastcote in the south with Chamberlain Way in the north. The site mainly abuts the rear gardens of detached properties in Daymer Gardens to the north, east and west and Larkwood Rise to the south. The boundary of the Eastcote Village Conservation Area lies some 40m to the south of the site and the site, together with the areas to the north and west are covered by Tree Preservation Order 61, with the area immediately to the east covered by Tree Preservation Order 81.

3.2 Proposed Scheme

Planning permission was granted for the erection of a 45 Bed Care Home (Use Class C2) in September 2013 (ref: 196/APP/2012/1776). 15 car parking spaces were previously approved. This application seeks permission to vary condition 2 (Accordance with Approved Plans) of the above planning permission to allow alterations to the lower ground floor (basement) layout, including adding additional floorspace (96.7 sq.m), and alterations to internal walls on the upper floors.

3.3 Relevant Planning History

196/APP/2004/1149 Frank Welch Court High Meadow Close Pinner

ERECTION OF 8 TWO STOREY HOUSES WITH GARAGES AND PARKING SPACES AND ALTERATION OF ROAD LAYOUT (INVOLVING DEMOLITION OF EXISTING SHELTERED HOUSING BUILDINGS)(OUTLINE APPLICATION)

Decision: 10-11-2005 ADH

196/APP/2012/1776 Land At High Meadow Close Pinner

Erection of a 45 Bed Care Home (Use Class C2) with associated landscaping and parking.

Decision: 10-06-2013 Approved

196/APP/2013/2731 Land At High Meadow Close Pinner

Details pursuant to conditions 4 (levels), 5 (materials), 6 (tree protection), 7 (landscaping), 10 (fire strategy), 11 (sustainable water management) and 13 (external lighting) of planning permission ref: 196/APP/2012/1776, dated 16-09-2013 (Erection of a 45 Bed Care Home (Use Class C2) with associated landscaping and parking.

Decision: 04-12-2013 Approved

196/APP/2013/3583 Land At High Meadow Close Pinner

Details in compliance with conditions 9 (soil contamination testing), 14 (energy assessment) and 16 (solar panels) of planning permission ref: 196/APP/2012/1776, dated 16-09-2013, for the erection of a 45 Bed Care Home (Use Class C2) with associated landscaping and parking.

Decision:

196/E/83/0988 Frank Welch Court High Meadow Close Pinner

Alterations to elevation (P)

Decision: 05-08-1983 ADH

196/H/85/0950 Frank Welch Court High Meadow Close Pinner
Alterations to elevation (P)

Decision: 19-07-1985 ADH

196/PRE/2002/85 Frank Welch Court High Meadow Close Pinner
TP PRE CORRES RET: RESIDENTIAL REDEVELOPMENT

Decision:

Comment on Relevant Planning History

The site was previously occupied by Frank Welch Court, which was a part single/part two storey linked building that stretched across the site and was used for a 31 bedroom care home with warden and visitor accommodation.

Outline planning permission (196/APP/2004/1149) was granted on 2/12/05 for the demolition of the existing sheltered housing building(s) on site and erection of 8 two-storey houses with garages and parking spaces, involving the alteration of the road layout.

Planning permission (ref: 196/APP/2012/1776) was granted in September 2013 for the erection of a 45 bedroom care home with associated landscaping and parking.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

LPP 3.16 (2011) Protection and enhancement of social infrastructure

LPP 3.4 (2011) Optimising housing potential

LPP 3.8 (2011) Housing Choice

LPP 5.11 (2011) Green roofs and development site environs

LPP 5.12 (2011) Flood risk management

LPP 5.13 (2011) Sustainable drainage

LPP 5.14 (2011) Water quality and wastewater infrastructure

LPP 5.15 (2011) Water use and supplies

LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.9	(2011) Cycling
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC2	Nature conservation considerations and ecological assessments
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
H10	Proposals for hostels or other accommodation for people in need of care
LPP 7.2	(2011) An inclusive environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th January 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 47 local owners/occupiers, the Northwood Hills Residents Association and the Eastcote Residents Association. Two responses were received:

- i) unclear on the size and location of the extended basement
- ii) concern over impact of the basement on the water table and underground streams and the effect on neighbouring properties, - there is a history of subsidence affecting houses in Daymer Gardens. There should be independent engineering assessments on the impact.
- iii) concern over length of time to facilitate the extra works
- iv) there is an extremely limited single access route to the site
- v) it is not clear on why the changes are required
- vi) any further expansion to this development should be rigorously considered
- vii) resident did not receive a consultation letter

Officer comments:

Point iii) raised concern over the length of time required for the extra works. The extra works would be incorporated into any schedule of works required by the developer and would not be a reason for refusal. Regarding Point vii) a consultation letter was sent to the address in question.

Internal Consultees

Access Officer:

The proposed Variation of Condition 2, amounting to what would be a considerable extension, incorporates the principles of accessibility within the floor plans.

Conclusion: acceptable from an accessibility perspective.

Floodwater Management Officer:

No objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development was considered as part of planning application ref: 196/APP/2012/1776. It was considered that the continued use of the site as a care home complied with Policy H10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the National Planning Policy Framework (March 2012).

The proposed internal alterations and the extended basement are considered to be acceptable in principle provided the scheme complies with the relevant Hillingdon Local Plan policies.

7.02 Density of the proposed development

The Mayor's density guidelines are not applicable to care homes. The applicants provided density details of other care homes as part of the original application (ref: 196/APP/2012/1776) which suggested that the proposal represented a low density scheme compared with other developments. It was considered that a direct comparison with other schemes was of only limited value. As such, the original scheme was considered appropriate in terms of harmonising with its surroundings and providing suitable accommodation. The proposed alterations to the scheme would not cause significant change to the appropriateness of the development.

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

The proposal would not be likely to affect any archaeological remains, nor would it affect any listed building or its setting. There are also no areas of special local character in the vicinity of the site and although the northern boundary of the Eastcote Village

Conservation Area does lie some 40m to the south of the site, the site is sufficiently remote so that the conservation area would not be materially affected.

7.04 Airport safeguarding

The proposal does not raise any airport safeguarding concerns.

7.05 Impact on the green belt

The application site does not lie within nor is it sited close to the Green Belt.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The impact of the development on the street scene was assessed as part of the original application (ref: 196/APP/2012/1776). The size, bulk and design of the building was considered to be acceptable and would not result in a harmful impact on the character and appearance of the area, in compliance with Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved Policies (November 2012).

The current scheme seeks to vary the approved plans to allow for expansion of the basement and to make changes to internal walls on the upper floors. The scheme does not include any elevational changes and so would not result in changes to the visual appearance of the building. As such, the proposed changes would not impact on the character and appearance of the area, thereby complying with Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved Policies (November 2012).

7.08 Impact on neighbours

The impact of the development on the nearest residential properties was assessed as part of the original application (ref: 196/APP/2012/1776). Despite the building's overall bulk and size and the changing levels between the site and neighbouring properties, it was considered that the proposed care home would not appear unduly dominant from the neighbouring properties. The development was also considered to comply with Policies BE20 (daylight and sunlight) and Policy BE24 (protection of privacy) of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

The proposed scheme does not include any changes to the elevational treatment of the building nor the location and positioning of windows and so the proposal would not result in increased loss of daylight and sunlight or privacy to neighbouring properties.

7.09 Living conditions for future occupiers

Living conditions for future occupiers of the approved care home (ref: 196/APP/2012/1776) were considered to be acceptable. The scheme provided an acceptable amount of amenity space and it was considered that the bedrooms were of an acceptable size. It was also considered that the scheme provided suitable levels of outlook, natural lighting and privacy to bedrooms.

The proposed alterations to the internal layout of the upper floors would result in minimal change to the sizes of individual bedrooms, bathrooms and lounge/dining areas, and there would be no change to the provision of adequate outlook, natural lighting and privacy.

The approved basement provides a variety of facilities required by the care home ie kitchen, plant rooms, laundry, cinema/training room, hydro pool and gym. The extension and alteration of the basement layout would allow for better use of the space with additional storage space and facilities for the hydro pool, and the relocation of the hairdressers along with a larger gym and cinema/training room. The proposed changes are considered to be acceptable and would retain adequate facilities for the care home.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There would be no increase in traffic to/from the site as a result of the application. There would be no change to the approved vehicular access and car parking layout as a result of the application.

7.11 Urban design, access and security

- Urban Design

No alterations are proposed to the external appearance of the approved building. As such, it is considered that the proposal would not have any detrimental visual impact on the character or appearance of the application site or the surrounding area.

- Security

Issues relating to security were addressed as part of the original planning application (ref: 196/APP/2012/1776) and a Secure By Design condition was included on the planning permission.

7.12 Disabled access

Policy 7.2 of the London Plan requires all new development to provide an inclusive environment that achieves the highest standards of accessibility and inclusive design. The original application (ref: 196/APP/2012/1776) was considered to be acceptable in relation to accessibility.

The proposed changes to the internal layout of the building incorporate the principles of accessibility as required by Policy 7.2 of the London Plan. The Council's Access Officer raises no objection to the proposed alterations.

7.13 Provision of affordable & special needs housing

Not applicable to the proposed development.

7.14 Trees, Landscaping and Ecology

No changes to the approved landscaping (details application ref: 196/APP/2013/2731) are proposed as part of this application.

7.15 Sustainable waste management

There are no changes to the refuse and recycling storage facilities of the approved scheme.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The current proposal would increase the amount of floorspace in the basement. The public consultation raised concerns over the basement impacting on groundwater and affecting neighbouring properties. The application site is not located within an area that is prone to flooding and it is not considered that the expanded basement area would cause a significant risk of flooding from ground and surface water. A drainage condition was placed on the original planning consent (ref: 196/APP/2012/1776), details of which were approved on details application ref: 196/APP/2013/2731. The Council's Floodwater Management Officer raises no objection to the proposal.

7.18 Noise or Air Quality Issues

The approved care home is situated within a quiet cul-de-sac and the proposed alterations would not result in a significant increase in noise.

7.19 Comments on Public Consultations

Two responses were received as part of the public consultation and has been dealt with elsewhere in the report, are not material planning considerations or are dealt with by way of condition or planning obligation.

7.20 Planning Obligations

The original planning application (ref: 196/APP/2012/1776) was subject to a legal agreement and the Mayor's Community Infrastructure Levy (CIL). The proposed alterations to the approved scheme would increase the amount of internal floorspace and so would be CIL liable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission was granted for the erection of a 45 Bed Care Home (Use Class C2) in September 2013 (ref: 196/APP/2012/1776). This application seeks permission to vary condition 2 of planning permission ref: 196/APP/2012/1776 to allow alterations to the lower ground floor (basement) layout, including adding additional floorspace (96.7 sq.m), and alterations to internal walls on upper floors.

It is considered that the proposed alterations will not have a detrimental impact on the living conditions for future occupiers and will not impact on the street scene or on the character and appearance of the area.

The proposal complies with Policies BE13, BE20, BE24 and H10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 7.2 of the London Plan.

The application is therefore recommended for approval.

11. Reference Documents

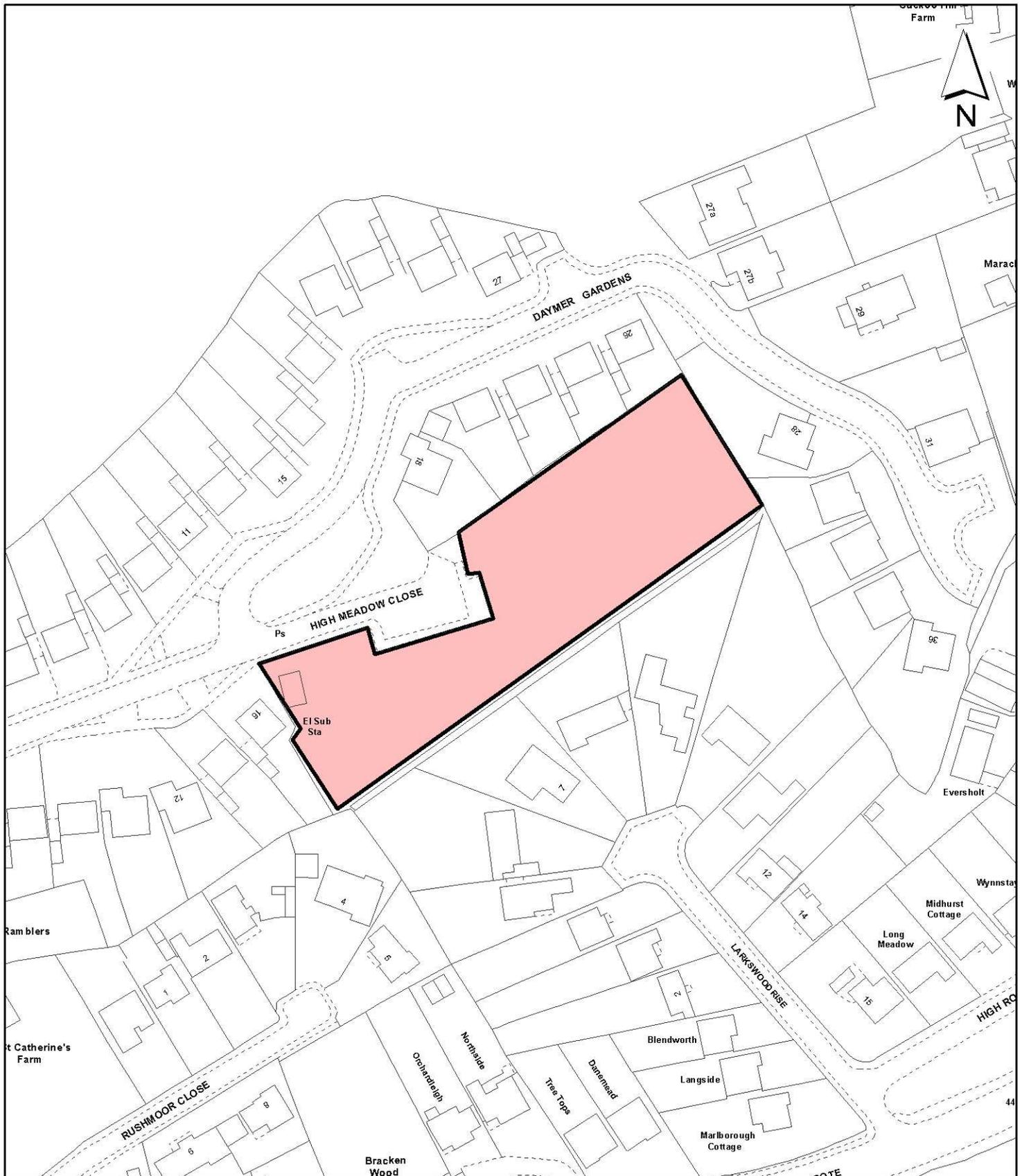
Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

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

London Plan (July 2011)

Contact Officer: Katherine Mills

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Frank Welch Court High Meadow Close Pinner</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>196/APP/2013/2958</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>Major Application</p>	<p>Date</p> <p>January 2014</p>	