

Report of the Head of Planning, Sport and Green Spaces

Address LONDON SCHOOL OF THEOLOGY GREEN LANE NORTHWOOD

Development: Erection of a part three, part two and a half storey building, comprising 3 x two bedroom, 2 x three bedroom and 1 x four bedroom flats, formation of vehicular access and associated parking and landscaping

LBH Ref Nos: 10112/APP/2013/1837

Drawing Nos: 4053site Sheet 1 of 2
Archaeological Desk Based Assessment
010749/PL.103 Rev. A
010749/PL.104 Rev. A
010749/PL.105 Rev. A
010749/PL.106 Rev. A
010749/PL.107
010749/PL.108
010749/PL.109
Specification for Archaeological Trial Trench Evaluation and Subsequent Mitigation Works
Sports Policy Advice Note
Arboricultural Impact Assessment and Method Statement Rev.
010749/PL.08 Rev. A
010749/PL.09 Rev. E
010749/PL.10 Rev. E
010749/PL.11 Rev. E
010749/PL.14 Rev. A
010749/PL.101
010749/PL.102 Rev F

Date Plans Received:	02/07/2013	Date(s) of Amendment(s):	23/04/2014
Date Application Valid:	08/08/2013		07/07/2014
			08/04/2014
			03/07/2013

Reason for Urgency

A decision is urgently required in relation to this case given the benefits which would arise from cross funding educational and community related improvements to the London School of Theology which officers believe would result from the approval of this development.

1. SUMMARY

This scheme seeks planning permission for the erection of a part three storey, part two and a half storey building for the creation of 6 x two bedroom flats, plus installation of vehicular crossover to front with associated access, parking, landscaping and external amenity space.

It is considered that the proposed development would provide housing of an acceptable standard for future occupiers and conforms with the requirements of the Hillingdon local Plan (2012) and the London Plan (2011).

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:

EITHER:

A)(1) That prior to the Council's Community Infrastructure Levy coming into force, 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:

i) A contribution of £29,834.07 for capacity enhancements in local schools;

ii) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the legal Agreement(s) and any abortive work as a result of the agreement not being completed.

iii) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

iv) That if any of the heads of terms set out above have not been agreed and the legal agreement has not been finalised within 6 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture , then the application be refused for the following reason:

'The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Given that a legal agreement or unilateral undertaking has not been offered and the applicants are not willing to enter into or provide any such agreement, to address this issue, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).'

v) That following the Council's Community Infrastructure Levy coming into force, the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision.

vi) 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 with the applicant.

OR:

A)(2) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 010749/PL.08 Rev. A, 010749/PL.09 Rev. B, 010749/PL.10 Rev. B, 010749/PL.11 Rev. B, 010749/PL.14 Rev. A, 010749/PL.101, 010749/PL.102 Rev F, 010749/PL.103 Rev. A, 010749/PL.104 Rev. A, 010749/PL.105 Rev. A, 010749/PL.106 Rev. A, 010749/PL.107, 010749/PL.108, 010749/PL.109 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES5 General compliance with supporting documentation

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

Arboricultural Impact Assessment and Method Statement Rev A (01.07.14)

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

REASON

To ensure that the development complies with the objectives of Policy BE38 of the Hillingdon Local Plan (November 2012).

4 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 (or after) 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 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

5 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 Hillingdon Local Plan: Part Two Saved UDP 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 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including the design and materials of the windows, external doors and roof lights, and the detailed design of the dormers and balcony enclosures 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 RES9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping

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

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments, including details of the screening (landscaping) required for the defensive space at the front of the ground floor flats to ensure the privacy of these residents.
- 2.d Car Parking Layouts
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

4. Details of Landscape Maintenance

- 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other

- 6.a Existing and proposed functional services above and below ground
- 6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011).

9 RES12 No additional windows or doors

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

REASON

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

10 RES13 Obscure Glazing

The window(s) facing west towards 'Temple Bar' shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

12 RES16 Code for Sustainable Homes

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

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

REASON

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

13 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with Lifetime Homes Standards, as set out in the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

REASON

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

14 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

15 RES24 Secured by Design

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

REASON

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

16 RES20 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including access arrangements onto Green Lane) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details.

REASON

To ensure pedestrian and vehicular safety in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan

(July 2011).

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.

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.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 6.13	(2011) Parking
LPP 6.9	(2011) Cycling
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
OE1	Protection of the character and amenities of surrounding properties and the local area

3 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.

4 I47 Damage to Verge - For Council Roads:

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

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

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

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 12 **Encroachment**

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

7 15 **Party Walls**

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

8 16 **Property Rights/Rights of Light**

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

9

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £31,096.95 from Section 8 of Spreadsheet which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a triangular section of parkland in the south-west corner of the London School of Theology's campus. It is bounded to the south by Green Lane which is partly screened by a line of trees. The north-east boundary is formed by a grass embankment, beyond which lies a playing field that belongs to the college and there are rear gardens of residential properties along the west boundary.

The wider area is characterised by spacious properties with well established gardens and landscapes.

This site is within a developed area and is covered by Tree Preservation Order No. 481, as

designated by the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

This scheme seeks planning permission for the erection of a part three storey, part two and a half storey building for the creation of 6 x two bedroom flats, plus installation of vehicular crossover to front with associated access, parking, landscaping and external amenity space

3.3 Relevant Planning History

10112/APP/2004/3195 London School Of Theology Green Lane Northwood
ERECTION OF A NEW CHAPEL AND ANCILLARY MEETING ROOMS

Decision: 03-02-2005 Approved

10112/APP/2009/707 London School Of Theology Green Lane Northwood

Erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part Outline Application - Phase 2)

Decision: 14-07-2009 Approved

10112/APP/2010/2915 London School Of Theology Green Lane Northwood

Application for a new planning permission to replace extant planning permission ref: 10112/APP/2009/ 707 dated 14/07/2009: Erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part outline application - Phase 2.)

Decision: 15-04-2011 Approved

10112/APP/2012/2057 London School Of Theology Green Lane Northwood

Erection of 3 detached 5/6 bedroom houses incorporating integral garages and roofspace accommodation, with associated vehicular access and amenity space (involving removal of existing tennis courts).

Decision: 23-01-2013 Approved

10112/TRE/2002/110 London Bible College Green Lane Northwood

TO FELL ONE POPLAR (T20) AND TREE SURGERY TO ONE ACACIA (T1) ON TPO 481

Decision: 16-05-2003 Approved

10112/TRE/2009/43 London School Of Theology Green Lane Northwood

To carry out tree surgery, including crown reduction by up to 20%, to one Oak tree (T14) on TPO 481.

Decision: 28-07-2009 Approved

Comment on Relevant Planning History

The application site has been the subject of numerous previous applications relating to the use of the site as a campus and TPO applications.

Consent was also granted in January 2013 for three residential properties on a section of the campus to the north of the current application site (reference no. 10112/APP/2012/2057).

4. Planning Policies and Standards

No additional policies

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:

- 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.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H4 Mix of housing units
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 5.3 (2011) Sustainable design and construction

LPP 6.13	(2011) Parking
LPP 6.9	(2011) Cycling
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
OE1	Protection of the character and amenities of surrounding properties and the local area

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **30th October 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

157 neighbouring occupiers were consulted on the proposal on the 07/10/13. By the end of the consultation period 9 comments or letters of objection had been received. These can be summarised as:

- Overdevelopment
- Impact on neighbouring dwellings
- Impact of traffic during construction and post development
- Loss of a Swamp Cypress tree, which is covered by a TPO.
- Parking
- Out of keeping and too high
- If this application is granted a precedent would be set for the future.
- No details of proposed access
- Would affect adversely the setting of a listed building (Green Close).
- Maintenance of shared fence
- Impact of car fumes
- Structural damage caused to property
- Loss of privacy
- Loss of light
- Location of waste bins
- Footpath is too narrow
- Impact on wildlife
- Noise
- Design

Northwood Residents' Association:

Northwood Residents' Association objects to this development on the following grounds:

1. The development on currently open amenity land would not complement or improve the amenity and character of the area as required by Policy BE19
2. The removal of trees indicated in the application would be in breach of Policy BE38

3. The traffic generated by the proposed development could give rise to difficulties having regard to the proximity of the site to the busy junction of Green Lane and Rickmansworth Road in possible breach of Policy AM7.

SPORT ENGLAND:

The application proposes a housing development on the edge of the existing playing field. The land in question sits at a significantly lower gradient to the main playing field and contains a number of semi mature trees. The application site is not large enough to accommodate a pitch in its own right and owing to the slop of the land and steep bank, it cannot form part of a pitch on the wider site.

This being the case, Sport England does not wish to raise an objection to this application.

Internal Consultees

CONSERVATION/URBAN DESIGN OFFICER:

This scheme has been subject to considerable discussion with the applicant. The revised drawings are considered to address the issues previously raised. Whilst still a large building, the design approach is such that the structure's apparent bulk would be "broken up" and it would appear to reflect the more modest scale of the adjacent houses. The architectural detailing of the elevations and inclusion of traditional features are also considered to reflect the character and appearance of the surrounding area and the older residential buildings.

No objections are therefore raised to the revised scheme in principle.

External materials, the design and materials of the windows, external doors and roof lights, and the detailed design of the dormers and balcony enclosures will need to be subject to conditions requiring the submission of samples and/or further information and detailed drawings.

ENVIRONMENTAL PROTECTION UNIT:

No objection to the planning application subject to the attachment of Informative INF20.

HIGHWAYS:

The site plan shows 9 cars parked. They need to show parking spaces (min. 2.4m x 4.8m) and allocate 2 spaces to each of the 3-bed and 4 bed flats, with the remaining 3 allocated one each to the 1 bed flats. Cycle parking not shown. A Condition is required for them to submit details of the access on to Green Lane. Subject to conditions not highway objection.

ACCESS:

The application site is a grassed parcel of land within the London School of Theology campus. The proposal seeks to construct a broadly rectangular building, comprising six apartments, in the south-west corner of the site. The Design & Access Statement states that the proposed development has been designed to meet the Lifetime Home Standards.

Conclusion: acceptable, subject to the attachment of appropriate conditions.

WASTE:

I would estimate the waste arising from the development to be 1020 litres.

The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

Conclusion: acceptable.

TREES AND LANDSCAPING:

Further to post-application negotiation between planning officers and the applicant, the proposed site layout was revised to address officer concerns. The new layout met with officer approval in April 2014. An amended landscape layout/masterplan, ACD drawing No. BAN 18644-11 Rev. D was submitted in May 2104:

- Amendments to the site layout include the re-siting of the building, the bin store and the two car park spaces close to the site entrance.
- The removal of the protected Swamp Cypress is now considered to be acceptable due, in part, to the retention of much of the road side tree cover and in particular the proposed replacement of the Swamp Cypress in a more suitable location.
- The landscape layout also features a significant amount of tree/shrub and hedge planting within the site and around its boundaries, much of which is native and will benefit biodiversity.
- As it establishes and matures, the new planting will provide screening, contribute to the setting of the building and make a positive contribution to the sylvan quality of the landscape of this part of Northwood.
- Some minor amendments are recommended with regard to the species selection, which can be conditioned.

RECOMENDATIONS: No objection, subject to the above comments and conditions RES6, RES8, RES9 (parts 1,2,4,5 and 6) and RES10.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The London School of Theology and its grounds have no specific planning designation and are therefore considered to form part of the 'developed area'. As such there would be no objection in principle to a residential use, subject to normal material planning consideration

The application site is located adjacent to existing playing fields, however the land itself is not a playing field and Sport England have raised no objection to the proposal.

Concerns have been expressed in objections that the scheme would be unacceptable in terms of its impact resulting from the loss of amenity space associated with the school. however in this case the site is privately owned, and is not required for recreational/amenity space for school users, and as previously mentioned, Sport England have not raised any objection. Given the benefit of the gain in additional housing, on balance there is no objection raised in principle to the proposal.

7.02 Density of the proposed development

The application site is located within an area with a Public Transport Accessibility Level (PTAL) of 2 (PTAL has a range between 1 and 6, with 1 being low levels of public transport accessibility and 6 being high).

The London Plan notes for such areas, that between 35 and 65 units per hectare would be appropriate. The application site is approximately 0.23Ha in area, and with 6 units proposed, this represents approximately 25 Units per hectare (the development is not considered to be overly dense). The density is considered appropriate given the location.

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

The application site is not within an Archaeological Priority Area, is not within a Conservation Area or an Area of Special Local Character. There are Listed Buildings within the local area, however none of these are directly adjacent to the site and the Council's Conservation Officer has raised no objection to the proposal.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require development to harmonise with the street scene and to safeguard the amenity and character of the surrounding area.

This scheme has been subject to considerable discussion with the applicant and revised plans have been submitted that are considered to address issues raised. The Council's Conservation and Urban Design Officer has raised no objection to the proposal and stated that the design approach is such that the structure's apparent bulk would be "broken up" and it would appear to reflect the more modest scale of the adjacent houses. The architectural detailing of the elevations and inclusion of traditional features are also considered to reflect the character and appearance of the surrounding area and the older residential buildings. A condition is recommended requiring details of external materials.

The proposal is therefore considered to be in accordance with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The nearest residential property to the proposed development is the two storey property to the west 'Temple Bar'. This property has first floor windows located approximately 11m from the proposed building. However these windows are for a bathroom and a secondary bedroom window (it is not considered that the scheme should be refused due to harm to outlook from these windows).

The proposed development has a number of windows at first and second floor level which face west towards the adjacent property (Temple Bar), however none of these windows provide the primary outlook for habitable rooms (they can be obscure glazed). It is therefore considered that with a condition added to any approval requiring these windows to be obscure glazed the impact of the development in terms of overlooking on this property is deemed acceptable.

All other residential properties in the area are located in excess of 21m from the proposed development and as such, it is considered that the proposal complies with policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's SPD HDAS: Residential Layouts.

7.09 Living conditions for future occupiers

INTERNAL FLOOR AREA

The proposed development is for the creation of 6 flats within the site. Each of the dwellings

would be in accordance with the floor space standards contained within Policy 3.5 of the London Plan (July 2011). Therefore, each dwelling would be considered to create residential accommodation of an acceptable size for the number of bedrooms and inhabitants being proposed.

EXTERNAL AMENITY SPACE

In this case there would be a need to create defensive space around the ground floor flats, created in a way which would provide a suitable buffer between the units and those who would be utilising the communal amenity space (namely the occupiers of the upper floor flats).

The scheme should provide at least 300sqm of amenity space. Officers have measured the useable amenity space and consider there to be over 400sqm of space. Even assuming that an amenity space buffer will be required around the ground floor units, there would be enough amenity space to meet the needs of future occupiers.

The proposed shared amenity space for the flats will be a mixture of formal and informal space that will provide an attractive setting for the new development. Subject to a condition relating to landscaping, no objection would be raised. The proposed development is considered to be provided with sufficient outdoor amenity space for the occupiers of the development, in accordance with Policy BE23 of the Hillingdon Local Plan.

LIGHT AND OUTLOOK

All of the habitable rooms within the dwellings would be provided with an acceptable source of light and outlook in accordance with Policies BE20 of the Hillingdon Local Plan and 3.5 the London Plan (2011).

OVERLOOKING

It is considered that the site layout would provide a high standard of amenity for future occupiers. The layout provides sufficient space within the block and ensures that there is adequate separation between the units. This will result in a satisfactory outlook from the proposed units in the block and reduces 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 proposed development incorporates 9 parking spaces for the six property scheme. Maximum provision is 1.5 spaces per unit which equates to a total of 9 spaces.

Objections have been raised in relation to additional traffic generation arising from the proposed use of the site for 6 residential units, however taking into account the scale and nature of the use, and known capacity of the wider highway network, it is not considered that in this case, the traffic generated from the additional 6 units would generate such harm to the overall highway network as to warrant refusal of the application.

The Council's Highways Officer has reviewed the proposal and raised no objection, subject to the attachment of a condition requiring parking spaces to be standard size (min. 2.4m x 4.8m), allocation of parking spaces and the provision of cycle parking. A Condition is also attached for the submission of final technical details of the access on to Green Lane.

7.11 Urban design, access and security

SECURITY

Should the application be approved, a condition is recommended to ensure that the scheme meets all Secured By Design Criteria.

7.12 Disabled access

The proposed development states that it will be in compliance with Lifetime Homes standards. To ensure this requirement is met it is recommended to be covered by way of a condition.

7.13 Provision of affordable & special needs housing

Only six residential units are proposed and therefore a requirement for affordable housing is not applicable to this development.

7.14 Trees, Landscaping and Ecology

There have been amendments made to the proposal in order to safeguard trees and landscaping of merit in the area which are covered by TPO 481. The Council's Tree and Landscape Officer has considered the revised proposal and raised no objection to the development subject to minor amendments that can be suitably controlled by condition. As such the proposed development is deemed to accord with Policy BE38 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

The proposal makes adequate provision for refuse/recycling storage, the details of which are recommended to be required by condition attached to any approval.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan 2011 requires the highest standards of sustainable design and construction to be achieved. To ensure the development complies with this policy a condition is recommended to be added for the development to be built to Code for Sustainable Homes Level 4, with an interim certificate and specification provided before the commencement of works.

7.17 Flooding or Drainage Issues

No flooding issues are applicable to this application. A condition is proposed that requires details to be submitted to the Council of an appropriate Sustainable Urban Drainage Scheme.

7.18 Noise or Air Quality Issues

The proposal does not raise any concerns with respect to noise or air quality.

7.19 Comments on Public Consultations

The matters raised in submissions have been either been dealt with by amendments made to the proposed plans, conditions attached to any approval, covered in the body of the report or are not material planning matters.

7.20 Planning Obligations

Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

The proposed scheme has more than six habitable rooms and would result in a requirement for an education contribution of £29,834.07 if the application is recommended for approval.

7.21 Expediency of enforcement action

None applicable to this development

7.22 Other Issues

None applicable

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities

impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered that the proposed development would provide housing of an acceptable standard for future occupiers and conforms with the requirements of the Hillingdon local Plan (2012) and the London Plan (2011).

The application is therefore recommended for approval.

11. Reference Documents

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

Hillingdon Design and Access Statement 'Residential Layouts'.

Supplementary Planning Document 'Accessible Hillingdon'.

Supplementary Planning Document Noise.

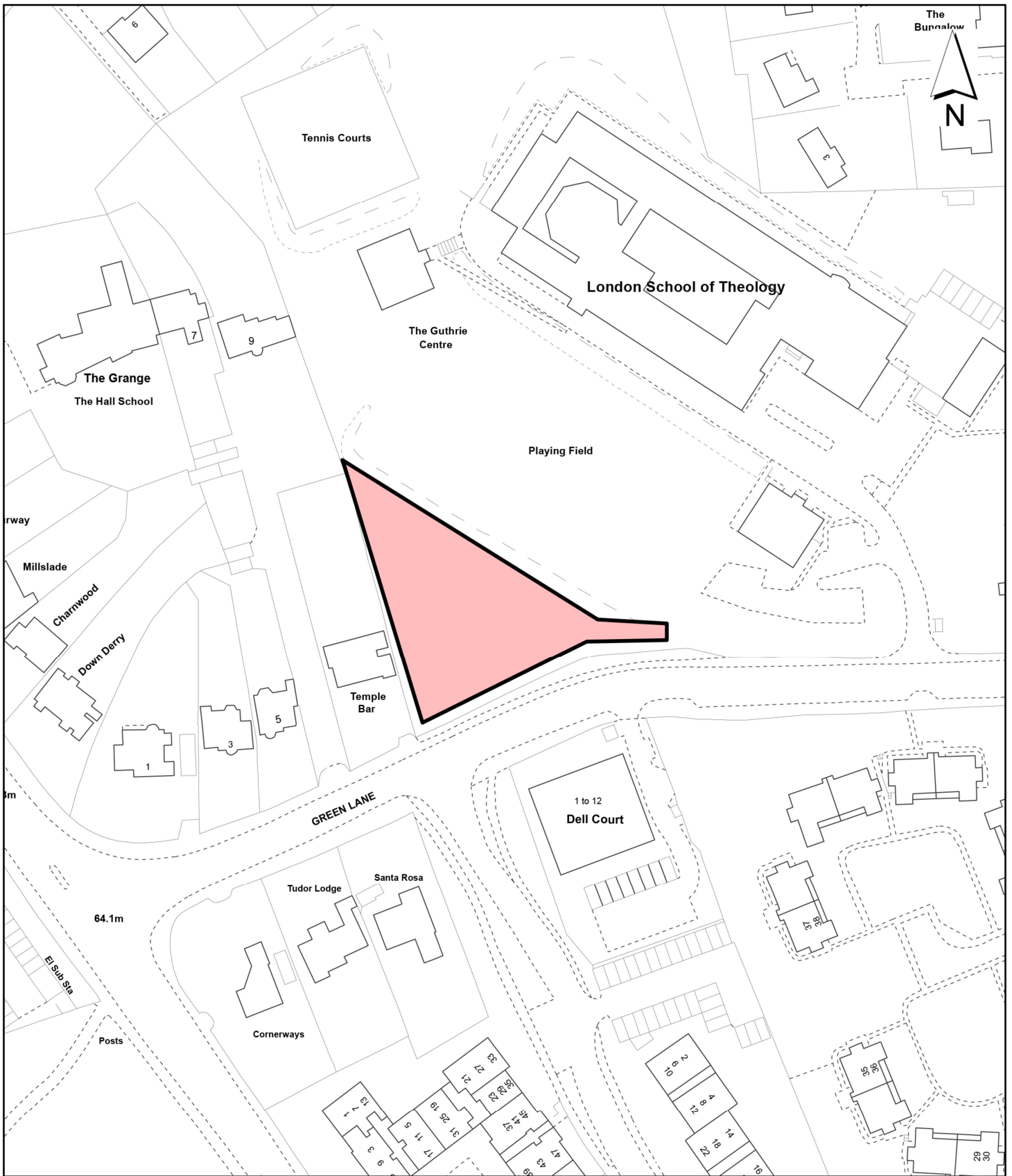
Supplementary Planning Guidance Planning Obligations.

Supplementary Planning Guidance Planning Obligations - Revised Chapter 4 Education Contributions.

The London Plan 2011.

Contact Officer: Ed Laughton

Telephone No: 01895 250230



<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 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>London School of Theology Green Lane</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>10112/APP/2013/1837</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North</p>	<p>Date</p> <p>July 2014</p>	
		