

Report of the Head of Planning, Sport and Green Spaces

Address 70 STATION ROAD WEST DRAYTON

Development: Variation of planning permission 2954/APP/2011/2723 dated 04/02/2014 to amend condition 2 (Approved Plans List) and condition 4 (Compliance with supporting documentation) in order to make minor alterations to elevation and layout details and remove condition 18 relating to the spiral fire escape. (S73 Application)

LBH Ref Nos: 2954/APP/2014/788

Drawing Nos: Site Layout and Ground Floor Plan (drawing ref: 1023 200A)
Proposed Floor Plans (drawing ref: 1023 201B)
Proposed Elevations Sheet 1 of 2 (drawing ref:1023 202B)
Proposed Elevations Sheet 2 of 2 (drawing ref: 1023 203B)
Typical Section through roofing indicating heights smoke extract from PD panels
Proposed Materials Elevation Sheet of 2 of 2 (drawing ref: 1023 205B)
Proposed Car Park Ventilation Scheme and Main Plant Room (drawing ref: 12-124-111A);
Letter dated 8 May 2013 regarding smoke ventilation from Adexsiuk
Proposed Materials Elevation Sheet 1 of 2 (drawing ref: 1023 204B)
Green Screens Brochure
14272 - received 08 Nov 2011
Design and Access Statement - received 08 Nov 2011
Transport Statement Addendum dated July 2011 - received 08 Nov 2011
Air Quality Assessment (UK 1816990) - received 08 Nov 2011
Ecological Walkover Survey dated July 2011 - received 08 Nov 2011
Daylight,Sunlight Overshadow Survey (DW/dw/07712 - received 08 Nov 2011
Energy Statement dated 19 January 2009 - received 08 Nov 2011
Noise Survey & Assessment (13750) - received 08 Nov 2011
Tree Schedule received 08-11-2011 - received 08 Nov 2011
CSa/927/100 Rev. C - received 25 Apr 2012
CSa/927/13 - received 24 Apr 2012
Un-numbered CCTV Plan - received 24 Apr 2012
QuinnRoss Consultant's letter dated 12 Ma (revised details) - received 12 Mar 2012
PO5 Rev A;

Date Plans Received: 07/03/2014

Date(s) of Amendment(s):

Date Application Valid: 12/06/2014

1. SUMMARY

The application proposed a number of minor amendments to the previously approved drawings for the development and the removal of a condition related to a fire escape which is no longer required.

The amendments do not raise any material planning concerns and accordingly are recommended for approval.

2. RECOMMENDATION

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

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

(i) Affordable Housing provision in the form of 6 discounted open market units (4 x 1 bed and 2 x 2 beds) at 75% of Open Market Value.

(ii) Education: to the sum of £126,741.

(iii) Health and Social Care: in the sum of £17,320.60.

(iv) Libraries in the sum of £1,838.62.

(v) Air Quality: £12,500.

(vi) Construction Training: £29,710.63 or a scheme to be submitted to and approved by the Council detailing how construction training will be provided to Hillingdon residents as an in-kind scheme.

(vii) Project Management and Monitoring Fee: at 5% or £10,405.54.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.

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

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before the 11th September 2014, then delegated authority be granted to the Head of Planning Culture and Green Spaces to refuse the application 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 (in respect of affordable housing, education, health and social care, libraries, air quality or project management and monitoring). The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations SPD.'

E) That subject to the above, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be imposed subject

to any changes negotiated by the Head of Planning, Sport and Green Spaces prior to issuing the decision:

1 RES3 Time Limit

The development hereby permitted shall be begun before the 4th February 2016.

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/named:

Site Layout and Ground Floor Plan (drawing ref: 1023 200A);
Proposed Floor Plans (drawing ref: 1023 201B);
Proposed Elevations Sheet 1 of 2 (drawing ref:1023 202B);
Proposed Elevations Sheet 2 of 2 (drawing ref: 1023 203B);
Typical Section through roofing indicating heights smoke extract from PD panels;
Proposed Materials Elevation Sheet of 2 of 2 (drawing ref: 1023 205B)
Proposed Car Park Ventilation Scheme and Main Plant Room (drawing ref:12-124-111A);
Proposed Materials Elevation Sheet 1 of 2 (drawing ref: 1023 204B);
PO5 Rev A;
CSa/927/100 Rev. B;
14272, CSa/927/13;
and Unnumbered CCTV Plan

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 Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

3 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted and full details of all fenestration are provided including details of any angled windows and samples of any obscure glazing, have been submitted to, and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in full accordance with the approved details

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE13 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 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:

- * Wheelchair Units Drawing (Drawing PO5 Rev. A and 1023 201B)
- * Cycle Storage Facilities (Drawing 1023 200A and 1023 201B)
- * Refuse and Recycling Storage Facilities (Drawing 1023 200A)

* CCTV (Un-numbered CCTV Plan dated 24 March 2012)

* Provision of Hard Landscaping, Amenity Areas, Play Area/Equipment, Boundary Treatments, Fences and Gates (Drawing CSa/927/100 Rev. C and Landscape Statement Report No: CSa/927/13)

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

Soft Landscaping/Planting shall be implemented and maintained in full accordance with the details specified within Drawing CSa/927/100 Rev. C shall and Landscape Statement Report No: CSa/927/13.

REASON

To ensure that the development complies with the objectives of Policies BE13, AM9 and BE38 Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 7.1, 7.3 and 7.13.

5 RES16 Code for Sustainable Homes

The dwellings shall achieve Level 3 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.

6 COM15 Sustainable Water Management

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 proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 5.12.

7 SUS1 Energy Efficiency Major Applications (full)

Prior to the commencement of development a detailed energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall clearly set out the baseline energy demand and CO2 emissions based on a 2010 Part L Building Regulations and how emissions will be reduced by 25%. The assessment shall clearly show the impacts of proposed energy efficiency measures and low/zero carbon technologies on the baseline as set out in the outline energy statement. Finally, the use of PVs must clearly be shown on accompanying plans. The development must proceed in accordance with the approved plans.

Reason

To ensure the development contributes to a reduction in CO2 in accordance with Policy 5.2 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 Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

9 RES8 Tree Protection

No site clearance or construction work shall take place until the the tree protection measures are implemented in accordance with the revised (April 2012) method statement (AMS). 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:

- * There shall be no changes in ground levels;
- * No materials or plant shall be stored;
- * No buildings or temporary buildings shall be erected or stationed.
- * No materials or waste shall be burnt; and.
- * 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 Unitary Development Plan Saved Policies (September 2007).

10 RES19 Ecology

Prior to completion of the development at least 5 bird boxes and 5 bat boxes shall be erected in appropriate locations on the site in accordance with the recommendations set out in the Ecological Report (CSa Environmental Planning, July 2011). Thereafter the bird and bat boxes shall be retained.

Reason

To ensure the development contributes to environmental enhancements in accordance with Policy 7.19 of the London Plan.

11 RES26 Contaminated Land

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

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

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

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

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

(iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any

part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

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

12 RES18 Lifetime Homes/Wheelchair Units

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

REASON

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

13 RES17 Sound Insulation

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

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.15.

14 NONSC Non Standard Condition

The development shall not commence until details of a scheme designed to minimise the ingress of polluted air has been submitted and approved by the LPA. The said scheme shall include such secure provision as to ensure it endures for so long as the development is available for use.

REASON

In areas where there the air pollution levels are above, or close to, the national and European limits, this is designed to safeguard the future residents from the ingress of the poor outdoor air quality in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 4A.17 of the London Plan and the Council's Air Quality SPG.

15 SUS8 Electric Charging Points

Before development commences, plans and details of 3 electric vehicle charging point serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To encourage sustainable travel and to comply with London Plan (July 2011) Policy 5.3

16 RES24 Secured by Design

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

REASON

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

17 NONSC Non Standard Condition

No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

REASON

To ensure that the proposed development does not disturb archaeological remains of importance in accordance with policy BE1 of the Hillingdon Unitary Development Plan Saved Policies.

18 NONSC Non Standard Condition

Before the development hereby approved is occupied, a management plan for the use of the roof terrace area, setting out details of how the external roof terrace is to be managed to prevent adverse impacts on the amenity of neighbouring occupiers shall be submitted to and approved in writing by the Local Planning Authority. There after the use of the external roof terrace shall managed in accordance with the approved plan.

REASON

To ensure that the future uses of the roof terrace does not result in noise and disturbance that would cause harm to the residential amenities of near by occupiers and in accordance with policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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.

BE1	Development within archaeological priority areas
BE13	New development must harmonise with the existing street scene.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
LPP 3.8	(2011) Housing Choice
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.5	(2011) Public realm
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

3 11 Building to Approved Drawing

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

4 112 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all

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

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise 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.

6 117 Communal Amenity Space

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

7 123 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

8 13 Building Regulations - Demolition and Building Works

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

3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

9 **131** **Sites of Archaeological Interest**

The application falls within an area in which archaeological finds of importance might be uncovered and while the scale of the works does not necessitate a full archaeological evaluation, a 'watching brief' may be required. Before commencement of the proposed works, you are therefore requested to send a copy of the approved drawings to English Heritage to allow them the opportunity to keep a watching brief during the course of the works. Contact - English Heritage, 23 Savile Row, London, W1S 2ET (Tel. 020 7973 3000).

10 **143** **Keeping Highways and Pavements free from mud etc**

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

11 **147** **Damage to Verge**

You are advised that 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).

12 **158** **Opportunities for Work Experience**

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

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

13

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

14

The approved tree retention and protection scheme should accord with the recommendations of BS 5837:2012 and (2), with reference to the supervision/monitoring of the removal of the existing concrete and pre-piling works [see part 3:10 (iv) of the revised Arboricultural Report], the arboricultural advisor should make the initial inspection with the Site Manager and then, if necessary, involve the LPA's Tree Officer.

15

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to

pay the Community Infrastructure Levy to the sum of £131,355 on commencement of this development. A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

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

16

In discharging condition 14 you are advised that The design must take into account climate change pollutants and ensure there are no trade-offs between local and global pollutant emissions.

Suitable ventilation systems will need to:

- o Take air from a clean location or treat the air and remove pollutants;
- o Designed to minimise energy usage;
- o Be sufficient to prevent summer overheating;
- o Have robust arrangements for maintenance.

3. CONSIDERATIONS

3.1 Site and Locality

The application site has an area of approximately 0.26ha and contained a garage building, formerly used as a car showroom and vehicle workshop. The building on the site comprised of a largely single storey structure, with a part two storey projections located over the middle of the site with the remainder of the site covered by hard standing. The garage building has been demolished and a significant start has been made on planning permission 2954/APP/2011/2723.

The site is bounded by Station Road to the north, to the east by Drayton Gardens and to the west and south by residential properties. The site has an overall frontage to Station Road of approximately 59 metres and extends around the corner to partially front Drayton Gardens by approximately 16 metres. The site is located within a Town Centre location although within an area that reflects a predominant scale of two to three storey residential and mixed use development. The application site is bounded by two storey detached residential dwellings to the south and east, and to the west is a larger scale three storey flatted development and on the north side of Station Road, there is a mix of two and three storey office and mixed use development.

Station Road is designated as a Local Distributor Road on the Proposals Map of the adopted Hillingdon Unitary Development Plan. The site is located approximately 300 metres from West Drayton Rail Station and has a Public Transport Accessibility Level (PTAL) score of 3 on a scale of 1 to 6 where 6 represents the highest level of accessibility.

The site has three existing vehicle access points, two off Station Road and one (an egress only) off Drayton Gardens.

3.2 Proposed Scheme

The current application is submitted under Section 73 of the Town and Country Planning Act (as amended) and seeks for minor material alterations to conditions 2 & 4, to enable

minor changes to the approved plans, and the removal of condition 18 which relates to an external staircase.

There are a number of minor changes to the approved plans which are sought and the details of the sought changes are fully scheduled on the proposed plans, however the main alterations include:

Revisions to the access ramp;
Revision to remove the spiral staircase;
Revisions to accommodate ventilation of the basement;
Re-positioning of the bin store doors;
Re-positioning of roller shutter grill;
Amendment of roof terrace boundary/screening to metal railings with green screening;
Minor alterations of fenestration positioning and design to accommodate detailed layout, building control and lifetime homes issues; and
Additional provision of rainwater pipes.

Condition 18 which is also sought to be deleted, related to the details of the spiral staircase in order to ensure its design was appropriate. The spiral staircase was originally thought necessary as an emergency escape but detailed consideration of building regulations means that this is no longer required and has been deleted from the plans.

3.3 Relevant Planning History

2954/APP/2011/2723 70 Station Road West Drayton

Demolition of existing buildings and erection of a residential building to accommodate 44 flats with associated landscaping and basement car park.

Decision: 23-05-2012 Approved

Comment on Relevant Planning History

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area. Replaced by PT1.BE1 (2012)

Part 2 Policies:

BE1 Development within archaeological priority areas
BE13 New development must harmonise with the existing street scene.
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.

OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
LPP 3.8	(2011) Housing Choice
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.5	(2011) Public realm
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **15th July 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

100 nearby owner occupiers were consulted, a site notice was posted and the application was advertised in a local paper.

A single response have been received from the Yiewsley and West Drayton Town Centre Action Group, which raises no concerns with the proposed variations.

Internal Consultees

None.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development was considered in granting planning permission 2954/APP/2011/2723. Further consideration of this matter is not warranted under the current application.

7.02 Density of the proposed development

The appropriateness of the residential density of the development was considered in granting planning permission 2954/APP/2011/2723. The density remains unchanged and further consideration of this matter is not warranted under the current application.

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

The site is located within an Archaeological Priority Area, being an area where archaeological remains may be anticipated and a condition was imposed on the original consent to ensure archaeological issues were adequately dealt with and the requirements of this condition have been satisfied.

The proposals do not impact on any other heritage assets including Conservation Areas, Listed Buildings or Areas of Special Local Character.

7.04 Airport safeguarding

Defence Estates Safeguarding, BAA and NATS (En Route) Limited raised no safeguarding objections to the original proposal and the amendments proposed would not impact on airport safeguarding issues.

7.05 Impact on the green belt

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

7.06 Environmental Impact

The environmental impacts of the development were considered in granting planning permission 2954/APP/2011/2723. The proposed amendments do not impact on these issues and as such are acceptable in this respect.

7.07 Impact on the character & appearance of the area

Overall, the proposed alterations to the external appearance of the development are minor and will not alter its overall appearance within the surrounding area. However, it is considered that the removal of the external spiral emergency staircase will serve to improve the appearance of the development overall.

7.08 Impact on neighbours

The proposed amendments to fenestration are such that they would not impact on the amenity of neighbouring occupiers. The proposals for the treatment of the roof terrace include the provision of green screens of an appropriate height, details of the screens which are covered in a significant density of ivy (pre-grown so that it provides screening from day one) have been provided and are considered adequate to protect the privacy of nearby occupiers.

7.09 Living conditions for future occupiers

The original application was considered to provide appropriate living conditions for future occupiers.

Overall it is not considered that the proposed amendments will significantly alter the living conditions of future occupiers. The ventilation for the car park would have some impacts on the amount of amenity space to the south east of the building, but these amendments are necessary to ensure the safety of the car park and the impact is minimal. Further, the amendments to increase the sizes and improve the positioning of certain windows would slightly improve the living conditions within some of the units.

The development is considered to remain acceptable in this respect, and the alterations do not introduce any changes which would warrant refusal of the application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Traffic generation, car/cycle parking and safety issues were considered as part of the original approval. Traffic Impacts, car and cycle parking all remain unchanged by the amendments currently sought.

The only alteration in respect of highways matters relates to a slight re-siting of the roller shutter/entrance gate for the basement car park. The re-siting ensures that the shutter is set back 6m from the back of the pavement and therefore ensures an adequate clear space off the public highway for a vehicle before the roller shutter.

The amendments therefore raise no highways concerns.

7.11 Urban design, access and security

Issues of design and access are dealt with in the appropriate sections of the report.

The original scheme was considered adequate in terms of security, subject to a secure by design condition. The proposed amendments would not impact on the security of the development.

7.12 Disabled access

The current proposals introduce an access ramp to the main entrance, which involve the loss of a small area of landscaping.

The originally approved drawings did not show an access ramp and it was intended that level access be provided, however it has become apparent that there were some inaccuracies on the initial drawings with respect to the levels in particular with respect to the necessary level of the first floor and how it relates to the existing pavement level.

Officers have had extensive discussions with the applicant prior to the submission of this amendment and are satisfied that there is no possible way to achieve level access, if the floor level had been lowered then there would be issues with the basement access ramp which would hinder the usability and safety of the basement car park.

The access ramp proposed has a gradient of 1 in 15 across two 3m lengths which are over 1.2m in width with a rest area provided and railing provided. There is also a clear door swing space of more than 1.2m. Accordingly, the access ramp fully accords with the guidance within Accessible Hillingdon and is considered acceptable.

7.13 Provision of affordable & special needs housing

Affordable Housing provision was considered in granting planning permission 2954/APP/2011/2723 and was secured in the form of 6 discounted open market units (4 x 1 bed and 2 x 2 beds) at 75% of Open Market Value.

Given the relatively minor nature of the proposed changes it would not be necessary or reasonable to re-examine affordable housing provision in this case. Subject to a deed of variation to ensure the previously agreed affordable housing is provided no objections are raised in this respect.

7.14 Trees, Landscaping and Ecology

The proposed amendments would have a limited impact on the previously agreed layout in terms of trees and landscaping. A small area of landscaping and a single tree would be lost on the site frontage in order to accommodate the disabled access ramp, however this would have a limited impact on the appearance of the building overall and is necessary in

order to ensure disabled persons will be able to access the residential units.

Accordingly, no objections are raised to the amendments in respect of landscaping.

7.15 Sustainable waste management

The proposals slightly change the layout to alter the location of the external door of the previously approved refuse store in order to accommodate the disabled access ramp. However, the level of storage remains the same as previously approved and the refuse store access would still be located appropriate in terms of access for residents and collections. Accordingly, the amendments are considered acceptable in respect of waste management.

7.16 Renewable energy / Sustainability

The appropriateness of the development in terms of renewable energy and sustainability was considered in granting planning permission 2954/APP/2011/2723. The proposed amendments do not impact on these issues and as such are acceptable in these respects.

7.17 Flooding or Drainage Issues

The appropriateness of the development in terms of flooding and drainage was considered in granting planning permission 2954/APP/2011/2723. The proposed amendments do not impact on these issues and as such are acceptable in these respects.

7.18 Noise or Air Quality Issues

The appropriateness of the development in terms of noise and air quality was considered in granting planning permission 2954/APP/2011/2723. The proposed amendments do not impact on these issues and as such are acceptable in these respects.

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

A suite of planning obligations was secured towards education, health libraries, air quality, construction training and project management/monitoring under application 2954/APP/2011/2723.

Given that this is a Section 73 application and the original permission was granted before adoption of Hillingdon's Local Community Infrastructure Levy (CIL) the development will not be liable for the Local CIL. However, subject to a deed of variation to secure the provision of the aforementioned obligations the development would adequately mitigate its impact on local facilities.

The development would remain liable for payment of the Mayoral CIL.

7.21 Expediency of enforcement action

Not Applicable.

7.22 Other Issues

None.

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

10. CONCLUSION

The application proposed a number of minor amendments to the previously approved drawings for the development and the removal of a condition related to a fire escape

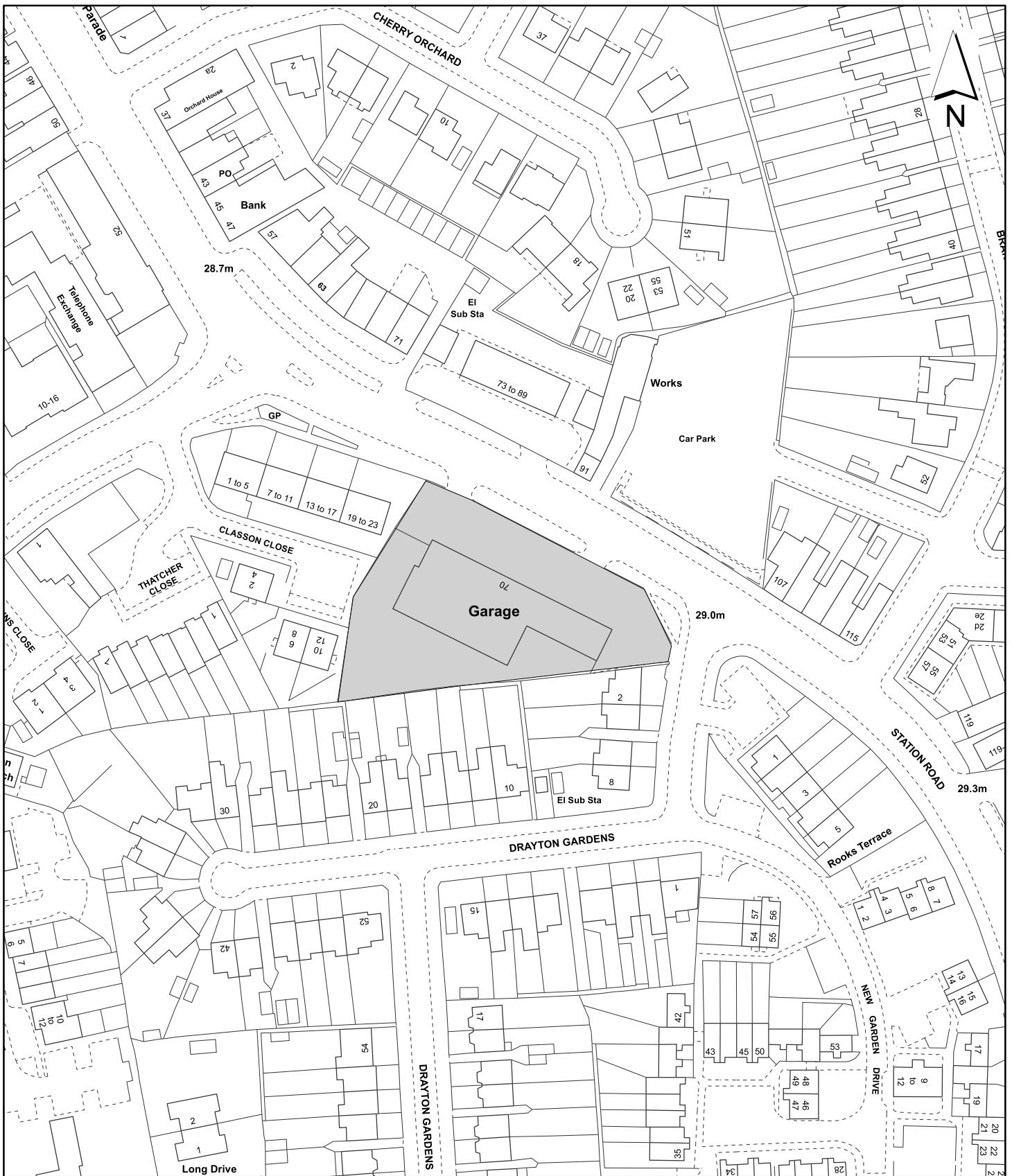
which is no longer required.

The amendments do not raise any material planning concerns and accordingly are recommended for approval.


11. **Reference Documents**

Contact Officer: Tiago Jorge

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
70 Station Road West Drayton	
Planning Application Ref:	Scale
2954/APP/2014/788	1:1,250
Planning Committee	Date
Major	August 2014

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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