

Report of the Head of Planning, Building Control, Sport & Green Spaces

Address NORWICH UNION HOUSE 1-3 BAKERS ROAD UXBRIDGE

Development: Details pursuant to conditions 15 (parking strategy), 18 (delivery plan) and 19 (demolition plan) of planning permission ref: 8218/APP/2011/1853, dated 12/06/13 (Redevelopment of Norwich Union House to erect a 9 storey building comprising retail floorspace at ground floor level and 8 storeys of residential units (37 units) with associated gym, access and parking arrangements).

LBH Ref Nos: **8218/APP/2014/3542**

Drawing Nos: 5096 SK103 Phase 3 Main Works
Delivery and Servicing Plan November 2014
Parking and Delivery Management Strategy November 2014
5096 SK102 Phase 2 Groundworks
Discharge of Condition 19
5096 SK13 Rev A Refuse Proposals
5096 SK100 Phase 1 Demolition Plan

Date of receipt: 02/10/2014 **Date(s) of Amendment(s):** 18/07/2014
23/09/2014
26/11/2014

1. MAIN PLANNING CONSIDERATIONS

REASON FOR URGENCY:

The proposal seeks approval of details in compliance with conditions attached to an application which will make significant provision of affordable housing units. The approval of details in accordance with these conditions is a prerequisite to the commencement of works and a delay in determination of this application would cause delays in the project timetable and ultimately the delivery of these affordable housing units within the borough. It is therefore considered that the application warrants urgent consideration.

REPORT:

The application site is located on Bakers Road in Uxbridge Town Centre. The site adjoins the Old Uxbridge and Windsor Street Conservation Areas as well as an Archaeological Priority Area. The existing building is located to the front of the site with a car park to the rear, which is accessed through a stud road to the northwest of the site.

The applicant seeks to discharge conditions 15 (parking strategy), 18 (delivery plan) and 19 (demolition plan) of planning permission ref: 8218/APP/2011/1853, dated 12/06/13, for the redevelopment of Norwich Union House to erect a 9 storey building comprising retail floor space at ground floor level and 8 storeys of residential units (37 units) with associated gym, access and parking arrangements.

The planning committee when determining the above planning application requested these particular conditions to be subject to planning committee determination.

Condition 15 of the permission states the following:
TO BE DETERMINED BY THE PLANNING COMMITTEE

Prior to occupation of the development a parking and delivery management strategy covering use of both the service space and disabled parking bay. The strategy should demonstrate how this area will be managed and to ensure the efficient operation of the parking, especially at peak demand periods. The approved strategy shall be implemented as soon as any part of the development is brought into use and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.

The reason for this condition was to ensure the scheme is managed in a way that prevents adverse impact on surrounding occupiers and the highway network and to accord with Policies BE19 and AM7 of the adopted Hillingdon Unitary Development Plan and the Council's Planning Obligations Supplementary Planning Document.

The information submitted for this condition describes how the servicing area and the disabled parking space, located within the ground floor, would be accessed, and how the disabled parking space would be managed.

The Council's Highways Engineer has assessed the submitted details and considers them to be acceptable.

Condition 18 of the permission states the following:
TO BE DETERMINED BY THE PLANNING COMMITTEE

Prior to commencement of development, details of a Delivery and Servicing Plan for the retail, gymnasium and residential units shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise vehicle deliveries during am and pm peak hours. The approved strategy shall be implemented as soon as development is brought into use and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.

The reason for this condition was to encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

The information submitted for this condition describes how deliveries to the ground floor commercial units would be carried out. The majority of deliveries would use small delivery vehicles which would enter the enclosed service area on the ground floor. Deliveries would be restricted to the hours of 09:30-16:30 on weekdays only. There would be infrequent deliveries by larger vehicles which would use the existing on-street loading bay opposite the site. Refuse from the building would be collected between 7:30pm and 6:30am, as was agreed at the time of the original planning application by the planning committee.

The Council's Highways Engineer has assessed the submitted details and considers them to be acceptable.

Condition 19 of the permission states the following:
TO BE DETERMINED BY THE PLANNING COMMITTEE

Prior to development commencing, the applicant shall submit a demolition and construction logistics plan, which shall be in general accordance with the details in the letter from the agent dated 14/01/2013, to the Local Planning Authority for its approval. The plan shall detail:

- (i) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (ii) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (iii) The storage of demolition/construction materials on site.

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

The reason for this condition was to safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

The information submitted for this condition sets out the phases of demolition and construction and provides details of traffic management, dust and noise protection measures and storage of materials.

The Council's Highways Engineer has assessed the submitted details and considers them to be acceptable.

The details submitted for conditions 15, 18 and 19 are acceptable.

It is therefore recommended that conditions 15 (parking strategy), 18 (delivery plan) and 19 (demolition plan) of planning permission ref: 8218/APP/2011/1853, dated 12/06/13, are discharged.

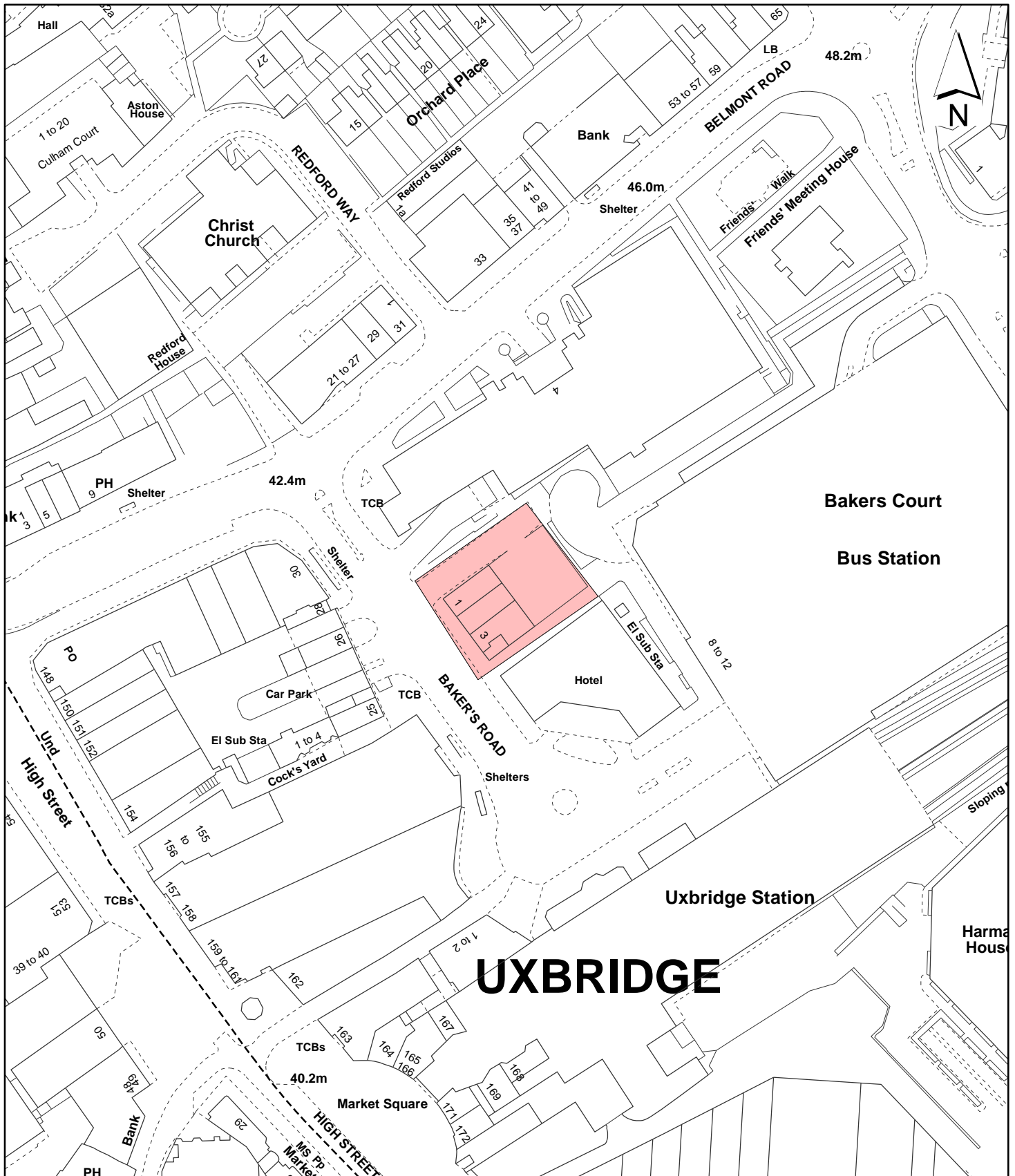
2. RECOMMENDATION

APPROVAL

INFORMATIVES


Contact Officer: Katherine Mills

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UXBRIDGE

Notes

 Site boundary

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Site Address

**Norwich Union House
 1-3 Bakers Road
 Uxbridge**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

8218/APP/2014/3542

Scale

1:1,250

Planning Committee

Major

Date

December 2014



HILLINGDON
 LONDON