

Report of the Head of Planning, Sport and Green Spaces

Address HAREFIELD GROVE RICKMANSWORTH ROAD HAREFIELD

Development: Conversion of majority of historic main house into single dwelling unit, alteration and conversion of existing east and west wings and southern part of main house into 15 residential units and conversion of 'stable building' into 4 residential units. Demolition of glazed link and canopy including outbuilding to south. Restoration of historic landscape including reinstatement of garden wall retention of cottage house, conversion & extension of existing conservatory and adjacent building to form single dwelling, conversion and extension of existing outbuilding/store to form single dwelling house and construction of new house with garage to the southeast linked with garden wall reinstatement and reinstatement of former entrance lodge as two dwelling units. (Full Planning Application amended scheme).

LBH Ref Nos: 28301/APP/2013/3104

Drawing Nos: 20-SB-03 - STABLES
22-SB-03 -STABLES
00-CHR-01 -COTTAGE HOUSE
20-CHR-02 B -COTTAGE HOUSE
00-CHR-01 -COTTAGE HOUSE
20-CHR-01 - COTTAGE HOUSE
00-GH-00 - GARDEN HOUSE
20-GH-00 A - GARDEN HOUSE
20-OH-01 A - ORCHARD HOUSE
20-ELH-01 - ENTRANCE LODGE
Planning Statement
View of Forecourt from North East
Revised Energy Statement
D and A (June 2014)
20-LHS-01 B W C UNITS
Revised tree report May 14 -1
Revised tree report May 14 -2
Sarah Rutherfords reports - Historic Landscape Appraisal of proposal
Sarah Rutherfords Reports - Landscape Analysis
FRA (Issue 3)
Harefield Grove Sustainability statement
Transport assessment
Great Crested Newt Report (Jan 12)
Ecological Report Ref: 113223 (Jan. 2012
HG-00 REV G MASTERPLAN
SLP-00 -SITE PLAN
00-MHEWW-01 -EX. GF
00-MHEWW-02 -EX. LGF
00-MHEWW-03 -EX 1ST F
00-MHEWW-04 -EX 2ND F
00-MHEWW-05 -EX. ROOF PLAN
00-MHEWW-06 -EX EL
00-MHEWW-07 -EX. EL
00-MHEWW-08 -EX SECT

20-MHEWW-09 B -PROPOSED GF
20-MHEWW-10 A -PROPOSED L GF
20-MHEWW-11 B -PROPOSED 1ST F
20-MHEWW-12 A -PROPOSED 2ND F
20-MHEWW-13 A -PROPOSED ROOF
20-MHEWW-14 A -PROPOSED EI
20-MHEWW-15 A -PROPOSED EI
20-MHEWW-16A -PROPOSED SECT
00-SB-01 -STABLE EX PLANÇ
00-SB-02 - STABLE EXISING ELEVATION:

Date Plans Received: 21/10/2013

Date(s) of Amendment(s):

Date Application Valid: 20/11/2013

1. SUMMARY

Full planning permission and listed building consent are sought for the conversion of the original house to residential use; the conversion of the 1980's office wings and stable block from offices to residential apartments; reinstatement of entrance lodge house as 2 dwelling units; retention and refurbishment of the Cottage House; conversion and extension of existing conservatory and adjacent building into a single dwelling unit; conversion and extension of the southern outbuilding into a single dwelling house with garage; construction of a new house with garage to the southeast; demolition of glazed link and canopy including out building to the south and restoration of historic landscape, including reinstatement of garden wall, together with associated parking. The proposal includes the demolition of an existing greenhouse, wall, gardener's store and garage.

64 surrounding occupiers were consulted. 6 representations have been received (2 in favour and 4 against).

The scheme constitutes appropriate development in the Green Belt and this revised scheme has addressed a number of planning concerns, relating to previously refused schemes on this site, relating to the character, appearance and setting of the listed buildings, the ecological and landscape impacts.

The application seeks to restore and bring back into beneficial use the listed building and other buildings and structures in the site. The reversion of the main house back to a single residential occupancy and the conversion of the 1980's office annex and stable block from offices to residential flats is supported historic building terms. It is not considered that the limited demolition and the new build element of the proposal would affect the listed building or its setting.

It is considered that highway, ecological and flood related issues have been satisfactorily addressed, whilst the long term maintenance of the listed buildings and historic grounds can be secured by conditions and a legal agreement.

Accordingly, it is recommended that planning permission and associated listed building consent be granted, subject to referral back to the Mayor, a S106 Agreement and conditions.

2. RECOMMENDATION

- 1. That the application be referred back to the Greater London Authority.**
 - 2. That should the Mayor not direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the Local Planning Authority for the purposes of determining the application, the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or Section 278 Highways Act 1980 (as amended) and all appropriate legislation to secure:
 - (i) Conservation Management Plan in accordance with English Heritage guidance, to secure the long term management and maintenance of the house**
 - (ii) A repairs methodology and schedule of repairs for the main house;**
 - (iii) Legal provisions to secure the appropriate phasing and completion to requisite standards to ensure that the listed house, outbuildings and landscape are restored and that the new houses/ conversions are not occupied until all the works (other than soft landscaping to be planted in the appropriate planting season) on site have been completed.**
 - (iv) A Landscape Conservation, Restoration and Management Plan, including detailed proposals, long term design objectives, protection of the woodland areas, management responsibilities, maintenance and measures to eradicate and control Japanese Knotweed and Giant Hogweed.**
 - (v) A management plan for the new houses including restrictions on the erection of walls, fences, or other structures or associated works, including the painting of elevations, changes to fenestration, and the installation of satellite dishes and photovoltaic cells.**
 - (vi) Detailed surveys of the current standard of the drainage structures on site, and a management and maintenance plan to ensure that these will be managed, and blockages cleared.**
 - (vii) Affordable Housing review mechanism****
 - v) Project Management & Monitoring Fee: 5% of total cash contributions (if a cash contribution is required)**
- 3. That officers be authorised to negotiate and agree the detailed terms of the proposed agreements.**
- 4. That subject to the above, the application be deferred for the determination by Head of Planning and Enforcement under delegated powers to approve the application, subject to any alterations required by the Mayor of London or the Head of Planning and Enforcement, the completion of legal agreement(s) under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.**
- 5. That if the above Section 106 agreement has not been finalised by 21 April 2015, or other time frame as may be agreed by the Head of Planning and Enforcement, delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of a Conservation Management Plan, a repairs methodology and schedule of repairs for the main house, appropriate phasing and**

completion, a Landscape Conservation, Restoration and Management Plan, a management plan for the new houses and an affordable Housing review mechanism). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012).

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

1 T8 Time Limit - full planning application 3 years

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

HG-00 REV G MASTERPLAN
SLP-00 -SITE PLAN
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20-MHEWW-09 B -PROPOSED GF
20-MHEWW-10 A -PROPOSED L GF
20-MHEWW-11 B -PROPOSED 1ST F
20-MHEWW-12 A -PROPOSED 2ND F
20-MHEWW-13 A -PROPOSED ROOF
20-MHEWW-14 A -PROPOSED EL
20-MHEWW-15 A -PROPOSED EL
20-MHEWW-16A -PROPOSED SECT
00-SB-01 -STABLE EX PLANS
00-SB-02 - STABLE EXISING ELEVATIONS

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 RES14 Outbuildings, extensions and roof alterations

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 garages, sheds or other outbuildings, nor extension or roof alteration to any dwellinghouses shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 RES5 General compliance with supporting documentation

The development hereby permitted shall be implemented in full, in accordance with the specified supporting plans and/or documents:

Ecological Report Ref: 113223 (Jan. 2012)

Great Crested Newt Report Ref: 113223 (July 2012)

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 Policies EM7 of the Hillingdon Local Plan Part 1, Policy EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.19.

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 NONSC Materials - details

Details of the following, including scale drawings, manufacturers information and samples where appropriate, shall be submitted to and agreed by the Local Planning Authority in conjunction with English Heritage, before the commencement of the relevant part of the works:

- a) Stable block canopy/pediment over entrances, doors and side windows
- b) Repair/rebuilding works to existing conservatory
- c) Details of the materials, construction and design of all new windows, conservatories and external doors

- d) Samples of materials for external elevations and roofs to be submitted for approval
- e) Gutters and down pipes to be of cast metal, manufacturers details to be submitted for agreement
- f) New chimneys to Orchard House
- g)

REASON

To safeguard the special architectural and/or historic interest of the listed building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC Permitted Development Restrictions

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 extensions or changes to the external appearance of any dwellinghouse (including alterations to fenestration) shall be carried out, nor shall any sheds, garages, porches, fences, gates or walls be erected and balconies formed without the prior written consent of the Local Planning Authority.

REASON

To preserve the character and appearance of the listed building and to protect the visual amenity of the area in accordance with policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 NONSC Public Access

The grounds of Harefield Grove as depicted on drawing number HG-00Rev.E will be opened for public access to members of the general public free of charge on three days per year. A programme, specifying the day, opening times and publicity of the event shall be submitted to and approved by the Local planning Authority.

REASON:

To ensure that the architectural significance of the building and its historic landscape can be appreciated by the general public in compliance with policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 NONSC Walled Garden - details

Details of the appearance and construction of the new walls, as well as samples of materials (including mortar mixes and pointing style) to be used in the repair of the masonry walls of the walled garden must be made available on site for the approval by the Local Planning Authority, prior to commencement of any works to the walled garden. Works must not start on the repair of these walls until such time as the materials and methodologies have been approved in writing by the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 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).

11 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).

12 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.

13 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 for a minimum of 24 bicycles
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts for 38 spaces (including demonstration that 40% (8 active and 8 passive) of all parking spaces are served by electrical charging points; 2 motor cycle and 4 disabled parking spaces are provided)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs

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 Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011).

14 NONSC Flood Risk

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) October 2012 (Issue 3), by Cole Easdon Consultants (reference 3482) and the following mitigation measures detailed within the FRA:

- Limiting the surface water run-off generated by the 100 year plus climate change critical storm so that it will not exceed the run-off from the greenfield site and not increase the risk of flooding off-site.

REASON

To prevent flooding by ensuring the satisfactory storage of surface water from the site.

15 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 shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

- a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.
 - i. following the strategy set out in Flood Risk Assessment, produced by Cole Easdon dated October 2012 Revision 3, and
 - ii. incorporating sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.
 - iii. providing information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:
 - iv. providing calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - v. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
- b) Foul water
 - i. The Scheme shall demonstrate a suitable scheme is provided to deal with foul water on site.
- c) Site investigation
 - i. A suitable site investigation shall be provided to inform appropriate SuDs techniques
- d) Minimise water use. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - i. incorporate water saving measures and equipment.
 - ii. provide details of water collection facilities to capture excess rainwater;

iii. provide details of how rain and grey water will be recycled and reused in the development.

e) Long Term Management and Maintenance of the drainage system.

i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime, including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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 that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011 or Jan 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

16 RES16 Code for Sustainable Homes

The dwellings 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.

17 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards, unless it can be demonstrated that for any particular unit, implementation of these standards for that unit would harm the the historic significance of the building. Where lifetime standards cannot be achieved, a justification and detailed design shall be provided for that unit. Further, three 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.

18 RES19 Ecology

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings including measures such as habitat walls, bird and bat boxes and nectar rich planting. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site, and to ensure the development contributes to ecological enhancement, in accordance with Policy EM7 of the Hillingdon Local Plan Part 1, Policy EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.19.

19 RES20 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) 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. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

20 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

21 RES24 Secured by Design

The dwellings 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 individual dwelling shall be occupied until accreditation has been achieved for that dwelling.

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.

22 RES25 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

REASON

1. To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012); an
2. To protect the ecological value of the area in accordance with Policy EC3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

23 NONSC Non Standard Condition

Prior to commencement of the development full specifications of the biomass boiler unit shall be submitted to and approved in writing by the Local Planning Authority. The specifications include the designs of the flue to reduce impacts to residents and further pollution abatement technology to ensure the biomass plant has minimal air quality impacts. The development must proceed in accordance with the approved scheme.

REASON

To reduce the impacts on air quality in accordance with Policy EM8 of the Local Plan Part 1.

24 RES17 Sound Insulation

Development shall not begin until a scheme for protecting the proposed development from air traffic (Denham Aerodrome) and plant (biomass boiler) 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 air traffic and plant noise, in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.15.

INFORMATIVES

1 115 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 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.

2 121 Street Naming and Numbering

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

3 152 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).

4 153 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.

5 159 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.

6 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.

7

Note re Ordinary Watercourse Consenting

Under the Land Drainage Act 1991 as amended by the Flood and Water Management Act 2012, you need consent from the London Borough of Hillingdon if you want to build or change a culvert or structure (such as a weir) that may obstruct the flow on any ordinary watercourses. Please contact the Flood and Water Officer at Hillingdon for further details.

8

Surface water drainage: It is the responsibility of the developer to make proper provision for drainage to ground water courses or a suitable sewer. It is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. when it is proposed to connect to a combined public sewer, the site drainage should separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developmper proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 08458502777

Reason: To ensure that surface water discharge from the site shall not be detrimental to the existing sewage system

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 £201,897.58 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.

In addition the development hereby approved represents chargeable development under the Hilligdon Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be

£515,635.95. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=2473

3. CONSIDERATIONS

3.1 Site and Locality

Harefield Grove comprises a Grade II listed building set in landscaped grounds of

approximately 7.82ha, accessed from a driveway off Rickmansworth Road, some 0.5 miles to the north of Harefield Village. The house is included on the English Heritage Buildings at Risk Register. The original house is an early 19th Century building which was extended in the latter part of the 19th Century and more recently in the 1980's. Up until approximately four years ago, the site was used as offices. There is an existing free standing re-built stable block adjacent to the main building which is also included in the listing description. To the south of the buildings is a car parking area, accommodating some 123 spaces.

In addition, there are a number of minor structures, a conservatory, store and gardener's cottage within the curtilage of the house. The pre 1948 structures will be considered as listed. The house has a parkland setting, although the current garden is considerably reduced from its original form. There are a number of garden features, a lake with cascade, pathways and good trees that survive within the site.

The entire site is located within the Metropolitan Green Belt. The site forms part of Nature Conservation Sites of Metropolitan or Grade I and II Importance and falls within a Countryside Conservation Area. The site has a Public Transport Accessibility Level of 1a, on a scale of 1 to 6 where 1 represents the lowest level of public accessibility. The site is also covered by Tree Preservation Order No.1.

3.2 Proposed Scheme

Full planning permission is sought for the conversion of majority of historic main house into single dwelling unit; alteration and conversion of existing glazed link including east and west wings and southern part of main house into 13 residential flats; conversion of the Stable Building into 4 self-contained flats; reinstatement of entrance lodge house as 2 dwelling units, retention and refurbishment of the Cottage House, conversion and extension of existing conservatory and adjacent building into a single dwelling unit; conversion and extension of southern outbuilding into single dwelling house with garage, construction of new house with garage to southeast; demolition of glazed link and canopy including out building to the south and restoration of historic landscape, including reinstatement of the garden wall

A schedule of accommodation is provided below:

Main House / East & West Wings Extensions (Conversion and alteration)

| Type | Floor Area (m2) |
|---------------|-----------------|
| 1 8 bed house | 722 |
| 2 3 Bed Flat | 279.00 |
| 3 3 Bed Flat | 199.00 |
| 4 3 Bed Flat | 199.00 |
| 5 1 Bed Flat | 114.00 |
| 6 4 Bed Flat | 268.00 |
| 7 3 Bed Flat | 149.00 |
| 8 3 Bed Flat | 199.00 |
| 9 3 Bed Flat | 218.00 |
| 10 2 Bed Flat | 137.00 |
| 11 3 Bed Flat | 209.00 |
| 12 4 Bed Flat | 269.00 |
| 13 3 Bed Flat | 160.00 |
| 14 3 bed Flat | 185.00 |

Stable Block (Clock Tower)(Conversion)

1 2 Bed Flat 107.00
2 3 Bed Flat 160.00
3 2 Bed Flat 107.00
4 3 Bed Flat 160.00

Conservatory House (New Build/extension)
1 house 180

Cottage House (Retained/restored)
1 House 134

Orchard house (New Build)
1 House 180

Garden House (Conversion/extension)
1 House 123

Entrance Lodge House (Reinstatement)
1 House 132
2 House 154

Summary

A. Main House and Adjacent Buildings 14
B. Stable Building (Clock Tower) 4
C. Cottage House 1
D. Entrance Lodge 2
E. Garden House 1
F. Orchard House 1
G. Conservatory House 1

TOTAL 24 Units.

The application is supported by a number of reports and documents that assess the impact of the proposal. A schedule of these reports are provided below:

- Design and Access Statement
- Flood Risk Assessment
- Ecological Report (January 2012)
- Great Crested Newt Report
- Energy Sustainability Statement
- Historic Landscape Survey & Analysis.
- Appraisal of Effect of Proposals on Historic Landscape
- Transport Assessment
- Framework Travel plan
- Listed Building - Schedule of Internal Changes
- Tree Report and Schedule
- Schedule of Areas

3.3 Relevant Planning History

28301/APP/2006/1059 Harefield Grove Rickmansworth Road Harefield

CONVERSION OF ORIGINAL HOUSE AND STABLE BLOCK FROM OFFICES TO 49 RESIDENTIAL APARTMENTS AND ERECTION OF A NEW RESIDENTIAL BLOCK TO PROVIDE 49 APARTMENTS AND ASSOCIATED PARKING (INVOLVING DEMOLITION OF EXISTING GREENHOUSE, WALL, GARDENERS' STORE AND GARAGE).

Decision: 30-06-2006 Refused

28301/APP/2006/1060 Harefield Grove Rickmansworth Road Harefield

CONVERSION OF OFFICES TO RESIDENTIAL APARTMENTS, DEMOLITION OF GREENHOUSE, WALL, GARDENERS' STORE AND GARAGE (APPLICATION FOR LISTED BUILDING CONSENT).

Decision: 27-06-2006 Refused

28301/APP/2012/1241 Harefield Grove Estate Rickmansworth Rd Harefield

Retention of existing offices (B1) within the main house.

Decision: 01-06-2012 NFA

28301/APP/2012/2598 Harefield Grove Rickmansworth Road Harefield

Conversion of majority of historic main house into single dwelling unit. Alteration and conversion of existing glazed link including east & west wings and southern part of main house into 13 residential flats. Conversion of Stable Building into 4 self-contained flats. Reinstatement of entrance lodge house as 2 dwelling units. Restoration of historic landscape including reinstatement of garden wall. Retention of Cottage House. Conversion and extension of existing conservatory and adjacent building into a single dwelling unit. Demolition of glazed link and canopy including outbuilding to south. Conversion and extension of southern outbuilding into single dwelling house with garage. Construction of new house with garage to southeast.

Decision: 04-03-2013 Refused

Appeal: 28-02-2014 Dismissed

28301/APP/2012/2599 Harefield Grove Rickmansworth Road Harefield

Conversion of majority of historic main house into single dwelling unit. Alteration and conversion of existing glazed link including east & west wings and southern part of main house into 13 residential flats. Conversion of Stable Building into 4 self-contained flats. Reinstatement of entrance lodge house as 2 dwelling units. Restoration of historic landscape including reinstatement of garden wall. Retention of Cottage House. Conversion and extension of existing conservatory and adjacent building into a single dwelling unit. Demolition of glazed link and canopy including outbuilding to south. Conversion and extension of southern outbuilding into single dwelling house with garage. Construction of new house with garage to southeast (Application for Listed Building Consent).

Decision: 10-04-2013 Refused

Appeal: 28-02-2014 Dismissed

Comment on Relevant Planning History

· Planning permission was granted for the change of use of the existing manor house to offices on 26 February 1982 (Ref. 2801/80/0400).

· On 17 February 1984, planning permission was granted for the refurbishment of Harefield Grove, the erection of two storey office extensions, comprising two wings (ref: 28301/D/83/1551).

· Full planning permission and listed building consent were sought for the conversion of the original house and stable block on this site from offices to 49 residential apartments and the erection of a new residential block adjacent to the existing listed buildings to provide 49 apartments and associated parking. The proposal included the demolition of an existing greenhouse, wall, gardener's store and garage. The scheme was considered to constitute inappropriate development in the Green Belt and also result in a number of other fundamental planning concerns, including the adverse impact on the character, appearance and setting of the listed buildings, the failure to demonstrate that the development would not increase the risk of flooding, or result in unacceptable ecological impacts and that existing trees of merit on the site can be satisfactorily retained. Accordingly, planning permission and listed building consent were refused on 30/6/2006. (Refs: 28301/APP/2006/1059 and 28301/APP/2006/1060).

· An application Ref 28301/APP/2012/2598, dated 11 October 2012, for an almost identical scheme to the current proposal was refused on 4 March 2013 for the following reasons:

1. The proposed development represents inappropriate development within the Green Belt and no very special circumstances have been provided or are evident which either singularly or cumulatively overcome the presumption against inappropriate development in the Green Belt. The proposal is therefore contrary to the aims of Policy OL1 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (2011) and the National Planning Policy Framework.

2. The proposed alterations to the existing listed building would be detrimental to its character and appearance, contrary to Policies BE8 and BE9 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). The proposed development, by reason of the siting, overall size, bulk and height of the proposed buildings, the associated infrastructure and the increased intensity of use would prejudice the openness of the Green Belt, resulting in an unacceptable degree of urbanisation. The proposal is therefore contrary to Policy OL1 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) Policy 7.16 of the London Plan (2011) and the National Planning Policy Framework.

3. The proposal, by virtue of its siting and design would fail to provide good environmental conditions within the development, by reason of inadequate levels of privacy, contrary to Policy BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the design principles contained within the Council's adopted Supplementary Planning Document: "Residential Layouts". The submitted plans and documentation do not clearly illustrate that lifetime homes standards can be achieved. Without sufficient detail to the contrary, justification or more detailed design, the proposal is considered to be contrary to London Plan Policy 3.8 and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2011

4. The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development (in respect of education, health, libraries, construction training, preservation/ongoing

management of historic building/s and grounds, improvements to pedestrian links, project management and monitoring). Given that a legal agreement to address this issue has not at this stage been offered or secured, the proposal is considered to be contrary to Policy R17 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

5. In the absence of an accurate tree survey and arboricultural impact assessment to BS5837:2012, the applicant has failed to demonstrate that the protected trees will be unaffected by the proposed development and has not made provision for their long term protection. This is contrary to Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

6. The applicant has failed to demonstrate that the development can deliver CO2 reductions to a level commensurate with the London Plan requirements. The development is therefore contrary to Policy 5.2 of the London Plan (2011). The site forms part of a Nature Conservation Site of Borough Grade I Importance and the submitted ecological assessment has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area. The proposal is therefore contrary to Policy EC1 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the NPPF.

7. The applicant has failed to provide, through an appropriate legal agreement, an appropriate provision of on site affordable housing. The proposal is therefore contrary to Saved Policy R17 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), the London Borough of Hillingdon's Supplementary Planning Document on Planning Obligations and policies Policies 3.10 -3.13 of the London Plan.

The application was subject to a local inquiry (Appeal Ref: APP/R5510/A/13/2204776) which was dismissed on 4 March 2013.

A number of amendments were made at the appeal. The Inspector found that the changes were not so great as to significantly alter the nature of the scheme, and the appeals were based on the amended drawings. However, these changes did not include the entrance lodges. Nevertheless, the Inspector agreed that applicant would not require planning permission for the lodges under a 1985 planning permission.

The Inspector concluded that as the proposal does not amount to inappropriate development in the Green Belt, there is no need to establish whether very special circumstances arise, and there is no indication that the principle of the change of use and conversion of the property is otherwise inconsistent with the development plan.

The Inspector recognised the potential advantages of the proposal, including the provision of 24 new dwellings, consistent with the NPPF objective to boost the supply of housing. Significant weight was given to the introduction of a beneficial use of the property, which would be likely to secure the long term preservation of the heritage item. It was also appreciated that the design of the extended and new buildings around the courtyard was guided by the desire to create a scheme with spatial and architectural harmony within the overall setting of the estate.

However, the Inspector found that there was a clearly established need to contribute to the provision of affordable housing, and the appellants' case did not adequately establish that the sum offered for this purpose was the maximum commensurate with the commercial

viability of the project. There was reason to consider that the benefits of the scheme would still be delivered, if a contribution closer to that required by development plan policy was applied. This was a matter of sufficient importance to justify dismissal of the appeals (Planning and Listed Building Consent).

Following the dismissal of the above mentioned appeal, the applicants requested the reactivation of the current application, which had been held in abeyance pending the outcome of the local inquiry.

The main changes to the scheme as originally submitted relate to:

1. The inclusion of 2 lodge dwellings at the entrance to the estate, which were originally granted planning permission in 1985. These lodges replace an original historic lodge building which was demolished some decades ago. The applicant would not require planning permission for the original replacement lodges under the 1985 planning permission.
2. The conversion of the main house to one, eight bedroom house rather than apartments
2. The reduction in the number of flats, to ensure that the number of units overall remains the same.
3. An increased affordable housing contribution.

Officers took the view that the inclusion of the lodges would constitute a material revision to the original submission and at the very least, would need a full re-consultation, with a change to the description of the development. Consequently the application was subject to a re consultation on 29-07-14, with the amended description.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **26th November 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised as major development under Article 13 of the Town and Country Planning (General Development Procedure) Order 1995 and under the Planning (Listed Buildings & Conservation Areas) Act 1990 as development affecting the character or appearance of a listed & building.

1. In addition, 62 neighbours were consulted in the surrounding area including the Harefield Village Conservation Panel and the Harefield Tenants and Residents Association. 6 responses have been

received as summarised below:

2. I am worried that the restoration will not be carried out sympathetically and that the surrounding wildlife and character of the area will be affected to its detriment.

3. I don't believe that this company will carry out the work properly or enhance the character of the area. I am also worried that they have no regard for the endangered species that are inhabiting the site.

4. The site is within the Denham Aerodrome Traffic Zone. It is inevitable that any occupants in this location will both hear and see aircraft operations and it is important that all concerned are aware of the juxtaposition of the sites.

GREATER LONDON AUTHORITY

Stage 1 Report (Summary)

Strategic issues:

In accordance with the recent appeal decision regarding a similar scheme on this site, the proposals are not considered to be inappropriate development in the Green Belt. The applicant should provide further information regarding the proposed restoration and construction costs with regards to the heritage asset and the proposed affordable housing offer. Further information is also requested regarding the amount of housing, climate change mitigation and transport.

Recommendation:

That Hillingdon Council be advised that the application does not comply with the London Plan, for the reasons set out in this report; but that the possible remedies set out in the report could address these deficiencies. The application does not need to be referred back to the Mayor if the Council resolves to refuse permission, but it must be referred back, if the Council resolves to grant permission.

London Plan policies on Green Belt, housing, affordable housing, heritage, energy and transport are relevant to this application. The application complies with some of these policies but not with others for the following reasons:

- Principle of development: In accordance with the recent appeal decision for almost identical proposals on the site, the proposals for the restoration and conversion of the listed mansion house and its outbuildings, including the reinstatement of the Lodge House and introduction of a new house to the south of the historic kitchen garden are not considered to be inappropriate development in the Green Belt and are acceptable with regards to London Plan Policy 7.16.
- Heritage and design: The approach is supported in principle in heritage, conservation and design terms, subject to the submission of further details and the satisfactory independent assessment of the applicant's viability appraisal demonstrating that the minimum viable level of enabling development is proposed.
- Housing: The level of the information provided in the submitted Design and Access Statement regarding wheelchair accessible units is insufficient and the applicant should demonstrate that all of the units are built to meet Lifetime Homes standards. Further clarification is sought with regards to the residential unit size.
- Affordable housing: The level of affordable housing to be provided as part of the proposals, if any, is not clear from the submitted information. Further discussion will be required with the Council and applicant subject to the outcome of the independent assessment of the viability appraisal.
- Energy: The applicant is required to update the energy strategy giving due consideration to current London Plan policy and the comments made as part of the initial consultation, before an appropriate assessment can be made.

- Transport: The applicant should address those issues regarding the provision of electric vehicle charging points and Hertfordshire County Council and/or Red Rose Travel to discuss the possibility of providing an additional bus stop close to the site entrance for route R21 services already operating on Rickmansworth Road.

On balance, the application does not comply with the London Plan.

(Officer comments:

- The issues relating to wheelchair units and lifetime homes standards are covered by conditions.
- The revised Financial Viability Appraisal demonstrates that the development cannot support affordable housing in view of the Hillingdon CIL requirements.
- A revised Energy statement has been submitted addressing the GLA's concerns
- The provision of electric vehicle charging points is secured by condition.
- The Inspector in assessing an almost identical scheme did not consider the provision of an additional bus stop close to the site entrance to be a requirement).

ENVIRONMENT AGENCY

The site is located in Flood Zone 1, defined by the National Planning Policy Framework (NPPF) as having a low probability of flooding. In this instance, we have taken a risk based approach and will not be providing bespoke comments or reviewing the technical documents in relation to this proposal. Instead the Local Planning Authority, who have the role of Lead Local Flood Authority will be responsible for reviewing the technical documents for this proposal and providing a response. Below are our standard comments which are applicable to applications of this nature.

It is a requirement of the NPPF that any planning application submitted for development that is over 1 hectare in size in Flood Zone 1 is accompanied by a Flood Risk Assessment (FRA). This requirement must be met.

Although development within Flood Zone 1 is not considered to be at a high risk of fluvial or coastal flooding, there may be a risk of flooding from other sources, e.g. groundwater, surface water, etc.

The FRA should meet the requirements of London Plan (2011) Policy 5.13 in addition to the requirements of Hillingdon's local planning policies.

Hillingdon has a Flood Risk Management Portfolio, where you can find more information on local sources of flood risk. These are available on the London Borough of Hillingdon website. This includes a Strategic Flood Risk Assessment (SFRA) or Surface Water Management Plan (SWMP). If they show this development site to be at risk of flooding from other sources, a sequential approach may still be required to ensure that there are no suitable alternative sites in lower-risk areas. Alternatively the sequential approach should be applied on site to ensure that vulnerable developments are located in areas within the site at the least risk of flooding.

We recommend that the FRA demonstrates the following as a minimum:

1. Peak discharge rates from site will not increase as a result of the proposed development, up to a 1 in 100 chance in any year including an allowance for climate change storm event. Policy 5.13 states that: "developers should aim to achieve greenfield runoff from their site through incorporating rainwater harvesting and sustainable drainage". We would encourage all developers to strive to achieve Greenfield run off rates to reduce the impact of the development on the surface water drainage infrastructure in line with the requirements of Policy 5.13 of the London Plan (2011).

2. Storage volumes required on site to control surface water for all events up to a 1 in 100 chance in any year including an allowance for climate change storm event can be provided.
3. The site will not flood from surface water up to a 1 in 100 chance in any year including an allowance for climate change storm event, or that any surface water flooding can be safely contained on site up to this even t, ensuring that surface water runoff will not increase flood risk to the development or third parties.
4. How the Sustainable Drainage Hierarchy has been followed and SuDS techniques will be used with any obstacles to their use clearly justified. Justification should include, where appropriate, provision for the adoption of drainage infrastructure and maintenance contribution to that party. Wherever possible, preference is given to SuDS techniques that benefit water quality, water efficiency, landscape and wildlife.
5. The residual risk of flooding can be managed safely should any drainage features fail including pumps or if they are subjected to an extreme flood event. Surface water may be managed above ground in designated open areas and at shallow depths for events with a return period in excess of 30 years, but this should not put people and property at unacceptable risk. Raising of ground or flood levels could be proposed to manage risk, where appropriate.
6. An assessment of flood risk associated with 'ordinary watercourses' may also be necessary as our Flood Zone maps primarily show flooding from main rivers, not ordinary watercourses with a catchment of less than 3km.
7. Full calculations, topographic surveys, ground investigation, management plans and maintenance schedule including standards and the detail of any legal bodies responsible for maintenance.

Further guidance on site specific FRAs can be found in the Planning Policy Statement 25 Practice Guide, which has been retained despite the cancellation of Planning Policy Statement 25. Please note that this will be superseded by the launch of the new Planning Practice Guidance in Autumn 2013 and additional flood risk advice hosted on the Environment Agency's website. This will be followed by the updated National Standards for Sustainable Drainage.

For further information on SuDS, 'dry islands' and situations where disposal to a public sewer is proposed, please refer to the Environment Agency Flood Risk Standing Advice page at <http://www.environment-agency.gov.uk/research/planning/82584.aspx>.

Further information on SuDS can be also found in:

- Sewers for adoption (5th edition) and CIRIA C609 - guidance for drainage calculations and criteria
- HR Wallingford Joint EA/DEFRA R&D Technical Report W5-074/A/TR/1 Revision E - guidance for management of rainfall runoff
- CIRIA C522 document Sustainable Drainage Systems - design manual for England and Wales
- CIRIA C697 document SuDS manual
- CIRIA C635 Designing for exceedance in urban drainage - good practice
- HR Wallingford SR 666 use of SuDS in high density developments
- The Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SuDS.

ENGLISH HERITAGE

We made detailed comments on previous proposals for this site in March 2013. We support the conversion of the stables and entrance lodge and the restoration of the surrounding grounds. We

were concerned that the proposed conversion of the 1980's offices into residential accommodation failed to preserve or enhance the special interest of the listed building.

Our previous concerns still stand in regards to these proposals. Whilst we recognise the demolition of the 1980s built offices is unrealistic and perhaps would not accord with the NPPF's overarching aim of achieving sustainable development, we do feel that consideration be given to a degree of visual separation between the listed building and 1980's offices. It is currently proposed to replace the existing glazed link with a masonry built structure which though of a style more discrete than the existing glazed link, also has a more permanent appearance. Should the area currently occupied by the glazed link be returned to open space then if combined with suitable landscaping proposals, the listed building could return to its original character of a modest country house with an attractive landscaped setting. This will not be achieved under the current proposals.

Introducing a degree of visual separation could sustain and enhance the significance of the heritage whilst putting it to a use consistent with the guidance of NPPF paragraph 131.

We would urge you to address the above issues and recommend that the application should be determined in accordance with national and local policy guidance and based on your specialist conservation advice.

(Officer note, the issue of the detailed design of the link between the main house and office annexe was considered at a local inquiry for a similar scheme. The Inspector raised no objections to the masonry built link structure and it is noted that the Urban Design and Conservation Officer considers that this element of the proposal is acceptable in historic building terms).

THAMES WATER

With regard to sewage infrastructure capacity, no objections are raised to the application.

Surface water drainage: It is the responsibility of the developer to make proper provision for drainage to ground water courses or a suitable sewer. It is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 08458502777

Reason: To ensure that surface water discharge from the site shall not be detrimental to the existing sewage system.

NATURAL ENGLAND

Statutory nature conservation sites - no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Protected species

We have not assessed this application and associated documents for impacts on protected species. Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the

protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy. You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us at with details at consultations@naturalengland.org.uk.

Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site, and the importance of this in relation to development plan policies, before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts

HAREFIELD VILLAGE CONSERVATION AREA ADVISORY PANEL

The Panel welcomed the application and the scope of the work proposed for this fine Grade II listed house and its magnificent site.

The Panel urged that the proposal be approved with a comprehensive and stringent set of conditions that would cover any shortcomings in the proposal and obtain the quality of design, detail and workmanship necessary to ensure the standard required for this listed building, its ancillaries and their setting.

This had been achieved very successfully with the recent rehabilitation of the listed buildings at Breakspears on Breakspear Road North, Harefield.

METROPOLITAN POLICE CRIME PREVENTION OFFICER

No objections subject to the scheme achieving Secure by Design accreditation which may require the provision of CCTV to the parking areas.

Internal Consultees

TREES AND LANDSCAPE OFFICER

LANDSCAPE CONTEXT: The site is occupied by the Harefield Grove Estate at the centre of which lies the vacant former mansion house. It is situated to the north of Harefield Village and to the east of Rickmansworth Road.

In the 1980's the house was extended and ancillary buildings added, following planning consent to change the use from residential to offices, occupied by the Sensormatic Electronics Corporation. The history of the estate is described in a Historic Landscape Survey and Analysis, and an Appraisal of Effect of Proposals on Historic Landscape a by Sarah Rutherford.

The site lies within the Green Belt and parts of the estate are designated Sites of Importance for Nature Conservation. Trees on the estate are protected by Tree Preservation Order No.1, (W9) which covers the site.

PROPOSAL: The proposal is an amended re-submission to convert the majority of the historic main house into single dwelling unit, alteration and conversion of existing east and west wings and southern part of main house into 15 residential units and conversion of 'stable building' into 4 residential units. Demolition of glazed link and canopy including outbuilding to south. Restoration of historic landscape including reinstatement of garden wall, retention of cottage house, conversion & extension of existing conservatory and adjacent building to form single dwelling, conversion and extension of existing outbuilding/store to form single dwelling house and construction of new house with garage to the southeast linked with garden wall reinstatement.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. Hillingdon policy EM2 seeks to maintain the Green Belt and apply the 'very special circumstances test' to applications for development within the Green Belt.

- The 'Historic Landscape Survey & Analysis' provides a detailed chronology of Harefield Grove, an analysis of the core of the site around the house, summary of the landscape development phases, description of the context and setting, a selection of views, an analysis of core features and their landscape significance and, finally, an assessment of the level of significance of landscape features within the site.
- The 'Appraisal of Effect of Proposals on Historic Landscape' considers the purpose and significance of the main development area (kitchen garden), the effect of development on the historic landscape, mitigation proposals and the conservation gain.
- The report considers the design rationale behind the location of the new buildings and additions to existing structures in the kitchen garden area to the south of the house and stables. At 3.2 the effect on the design and fabric of the development area is considered overall to have an acceptable effect. It concludes that the effect on existing planting (3.3) and on the rest of the landscape (3.4) is also acceptable.
- The report describes the mitigation proposals in section 4.

- The appraisal report itemises the associated activities which will contribute to the conservation gain (section 5). Fifteen items are identified which are intended to restore the historic character of the site. The first item is to (prepare and) implement a landscape conservation management plan for the whole site. This is followed by a list of discrete projects affecting the built and soft features in the landscape.
- The Design & Access Statement confirms (p.3) that the landscape analysis in chapters 4 and 5 of Sarah Rutherford report will be implemented as part of the scheme. This is re-inforced (p.12) by reference to the four landscape features landscape features which it is proposed to retain and restore. These projects include: the re-instatement of the original vehicular link to the front of the main house, the retention and re-inforcement of the circuit walk giving access to the gardens, the retention and emphasis of the former kitchen gardens and the retention and repair of the water features.
- A tree survey, updated in August 2013, has been prepared by Bernie Harverson in accordance with BS5837:2012. The surveyor notes (in the 'detailed comments') that no topographic survey was available at the time of the tree survey and, therefore, the tree positions and crown spreads were assessed by eye and are to be regarded as 'indicative only'.
- The survey assesses the condition and quality of 42No.individual trees and 17No. groups of trees which are close to, or associated with, the areas affected by the development proposals, namely: the site entrance, driveway and car park, and the existing / proposed buildings.
- The tree reference numbers and colour coded grades (A, B, C and U) are indicated on the Comer Homes 'Proposed Masterplan', drawing No. HG-00 Rev E.
- The survey indicates that there are 7No. individual trees which are 'A' or 'A/B' rated (good trees which should be retained), 27No. trees/groups which are 'B' or 'B/C' rated (fair quality and value / worthy of retention), with the remaining trees and groups either 'C' (poor specimens / could be retained but not generally considered to pose a constraint on development), or 'U' graded (whose removal is justified in the interest of good management).
- The proposed work associated with the redevelopment is mainly confined to the footprint of the existing buildings and areas of hard-standing, with most of the trees and soft landscape remaining unaffected. However, the survey notes (page 1, third bullet) that it 'may be necessary to return to the site to collect accurate measurements.' There is no objection to the proposed selective removal of trees associated with the main house and offices. This includes: Group 3 (Silver Birch, grade B2), T4 (Goat Willow, grade C1) and T6 (Goat Willow, grade B1 / C1).
- In the south-east corner of the site there is a double line of Yews (Group 5) described as a hedge which has been permitted to grow out. A significant length of these hedges are shown to be removed, part of which is necessary to accommodate the proposed new house and garage.
- To the east of the proposed 'Conservatory House' there is a subterranean treatment plant, which is currently screened by a conifer hedge. The hedge has not been shown on plan.
- The survey includes a Root Protection Area (RPA) schedule. Clearly this information will need to be reviewed and verified, by an arboricultural expert, following the preparation of an accurate topographical survey.
- A detailed Arboricultural Method Statement and Tree Protection Plan will be required by condition.
- Finally, Sarah Rutherford's recommendations in chapters 4 and 5 of the appraisal have been endorsed by the D&AS. However, there is no supporting evidence of the proposed landscape work in the form of a masterplan.
- The Ecology report notes that there Japanese Knotweed and Giant Hogweed are present on the site. The eradication of these non-native invasive species together with the appropriate protection of the woodland areas (non-statutorily designated SINC's) should be secured through a Conservation Management Plan (3.12, 3.13, 4.20).
- At 4.19 the Ecology report recommends that landscape proposals include the use of native species and exclude ornamental species. This is a sweeping statement. There will be a requirement for both native and ornamental species on this site, the selection of which should be appropriate to the design and location on site. - Many non-native species contribute to biodiversity, providing habitat and food for ecosystems and, conversely, many native indigenous species are unattractive as 'garden' plants.

RECOMMENDATIONS:

No objection, subject to conditions RES6, RES8, RES9 (parts 1,2,4,5 and 6), RES10. the design and implementation of a high quality landscape scheme should be in accordance with the objectives outlined in Sarah Rutherford's reports.

ACCESS OFFICER

In assessing this application and the revised documents dated 29th of July 2014, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013.

It is accepted that it may not be feasible or desirable to incorporate the standards into all aspects of the proposal without harming the historic significance of the buildings and site. However, reference should be made to the Wheelchair Home Standards, as well as the Lifetime Homes Standards.

Whilst the supporting Lifetime Homes Standards plan demonstrates the intended location of the units, the layout of the bathroom furniture (where shown) is not correct in all instances. A minimum of 700 mm should be shown to one side of the toilet pan, with 1100 mm in front to any obstruction opposite. (Providing the correct layout in a modestly sized bathroom is more beneficial than a large bathroom with an inaccessible layout.)

Details should also be submitted to explain how step free access would be achieved to the buildings

(Officer Note: A condition is recommended requiring all units to be built in accordance with lifetime homes criteria, unless it can be demonstrated that this would harm the historic significance of the building in question).

URBAN DESIGN AND CONSERVATION OFFICER

The revised documents appear to be close to those seen and supported on design grounds at the recent Public Inquiry (for an almost identical scheme). Whilst not all the revisions originally requested have been submitted, scheme is generally acceptable in listed building terms.

Ideally, I would have liked to have seen a Heritage Statement that covered the significance of the house in some detail, as it is, the information we have seems to focus on the gardens and the setting of the house. In addition, we still have no information on the extent of the repairs, which is an issue the Planning Inspector covered in some detail in his decision notice. This would seem critical to agreeing the financial contributions associated with the scheme and affordable housing contribution.

If agreement is reached on this matter, then we need to secure a S106 Agreement to provide a Conservation Management Plan for the house and gardens and a schedule of repairs to the house. The latter could be secured by a condition. We also need to ensure that the house is restored and that the new houses/ conversions are not occupied until all the works on site have been completed. This would be more appropriately be secured by a S106 Agreement.

HIGHWAY ENGINEER

In addition to TfL's comments, the proposals are considered acceptable from access and layout point of view and are not considered to result in over spill car parking demand. Car parking allocation, cycle parking, and refuse/recycle collection should be covered by way of suitable planning conditions. Subject to above being covered by conditions, there is no objection.

FLOOD AND DRAINAGE OFFICER

The FRA demonstrates that the conversion work proposed on the site and the flood risk implications could be managed on site through sustainable design due to the size of the site.

However the existing arrangements of drainage across the site including the use of number of existing ponds which hold water back, the structural soundness of these and their management does pose a substantial flood risk to the surrounding area, which is not assessed.

Some of the implications are detailed within the FRA that could affect proposed housing, and mitigation has been proposed such as the implementation of a cut off ditch, to reduce the risk to new homes.

However should any of these structures fail, the implication to the Ricksmansworth Road could be severe. This needs to be addressed through the provision of appropriate detailed surveys of the current standard of the structures on site, and a clear management and maintenance plan produced to ensure that these will be managed, and blockages cleared.

Certain structures might be designated under the Flood and Water Management Act, depending on further information on the water that is held back and potential implications.

There is additionally a ditch along the boundary of the site which is within the boundary of the application for which there should also be a management plan, to ensure it is maintained, to prevent water from flowing along the road. This ditch appears to have fed one of the ornamental ponds within the site which implies there may be further drainage on site than that detailed. This could be agreed within a S106.

I would request a SuDs condition to be placed on any permission:

Sustainable Water Management

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

- a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.
 - i. following the strategy set out in Flood Risk Assessment, produced by Cole Easdon dated October 2012 Revision 3, and
 - ii. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.
 - iii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
- b) Foul water
 - i. The Scheme shall demonstrate a suitable scheme is provided to deal with foul water on site.
- c) Site investigation
 - i. A suitable site investigation shall be provided to inform appropriate SuDs techniques
- d) Minimise water use. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- i. incorporate water saving measures and equipment.
- ii. provide details of water collection facilities to capture excess rainwater;
- iii. provide details of how rain and grey water will be recycled and reused in the development.
- e) Long Term Management and Maintenance of the drainage system.
 - i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.
 - ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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 that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011 or Jan 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

Note re Ordinary Watercourse Consenting

Under the Land Drainage Act 1991 as amended by the Flood and Water Management Act 2012, you need consent from the London Borough of Hillingdon if you want to build or change a culvert or structure (such as a weir) that may obstruct the flow on any ordinary watercourses. Please contact the Flood and Water Officer at Hillingdon for further details.

S 106 issues

The FRA and the information provided in compliance with the discharge of that condition will cover issues raised by the EA under points 1-4 and 7. However the current FRA does not go far enough to deal entirely with points 5 & 6 raised by the EA.

The issue is that the site as a whole is a substantial flood risk to the Rickmansworth Road, a busy road, should any of the drainage structures fail. Should this occur water will flow down the valley hitting a culvert underneath the road and potentially flooding the road.

Therefore under the S106 I would require further work to be undertaken including an assessment of and demonstration that:

5. In accordance with the NPPF, the 'residual risk' of flooding, should the system fail, be blocked or overtopped, and how that can be managed safely. i.e. should any drainage features fail such as the structures holding water back within the ponds, or if they are subjected to an extreme flood event. Surface water may be managed above ground in designated open areas and at shallow depths for events with a return period in excess of 30 years, but this should not put people and property at unacceptable risk.

6. The above may need to include an assessment of flood risk off site from the flow of water along 'ordinary watercourses', and the receptors of Rickmansworth Road.

SUSTAINABILITY OFFICER

Some information on protected species and bats was submitted to support the previous appeal. Based on this updated information, I have no objections subject to the following condition:

CONDITION

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings including measures such as habitat walls, bird and bat boxes and nectar rich planting. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.19 of the London Plan.

Energy

I have no objection to the proposed development with regards to energy subject to the following comments:

Condition

Prior to the commencement of development full details (including specifications) of the low and zero carbon technology required to meet the CO2 reductions set out in the Energy and Sustainability Statement (MES, 2 December 2014) shall be submitted to and approved in writing by the local planning authority. The details shall include roof plans and elevations for the proposed Photovoltaics. In addition, full details in relation to the size, maintenance and operation of the biomass plant shall be submitted. This information shall also include delivery, storage and management of biomass facility as well as the technical specifications as to how the development will connect to it. Full details of any other technologies shall also be submitted.

The development must proceed in accordance with the approved details and a monitoring report submitted to the Local Planning Authority quarterly for the first 5 years on completion of the development.

Reason

To ensure the reduction of CO2 in accordance with Policy 5.2 of the London Plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

- Change of Use of existing buildings

The NPPF states that that re-use of buildings in the Green Belt, provided that the buildings are of permanent and substantial construction, is not inappropriate development within the Green Belt. Given the the west and east wings are of sound, solid and modern construction they are appropriate for reuse. Similarly, no objections are raised to the conversion of the

main house and stable block to residential use. Therefore in terms of national Green Belt policy, the conversion of these elements of the scheme to residential development in the form of a house and flats is acceptable in principle.

In addition to this, Local Plan part 2 Policy OL14 is relevant, as it states that the appropriateness of a scheme of conversion and/or alternative use of redundant rural buildings will be judged having regard to:

1. The effect of the building conversion and other development needed upon the character, appearance or setting of the building or area in which it is located is considered appropriate
2. Whether the proposed activity would disturb the amenities of the area; and
3. Accordance with policy OL1.

The main house and annex wings were last used as offices and as such was inappropriate development in the Green Belt. Comparing the impact on the Green Belt of the previous use with the proposed conversion of the main house, annexes and coach house for residential, the impact in terms of activity is considered to be comparable. Therefore, as the proposed use does not have a materially greater impact in terms of its use than the former use on the openness of the Green Belt, the proposed conversion is considered to be in accordance with Policy OL14.

Part 2 Policy H8 of the Local Plan states that the change of use from non-residential to residential will be permitted if:

- (i) a satisfactory residential environment can be achieved;
- (ii) the existing use is unlikely to meet a demand for such; and
- (iii) the proposal is consistent with other objectives of the Plan, having regard to the contribution of the existing use to those objectives.

The applicant has advised that the existing buildings have been vacant for over four years with every effort made to let them for office purposes but without success. In view of this there is considered to be no objection in principle to their conversion to residential use, in terms of Policy H8(ii). It is also considered that a satisfactory residential environment could be created for all of the future occupiers, whilst as stated below, the proposed scheme is not considered to be contrary to Green Belt policy as a result of the new buildings and extensions proposed. The scheme is therefore considered to accord with criteria (i) and (iii) of this policy.

· New Buildings

In terms of local policy, Part 1 of the Local Plan continues to give strong protection to Green Belt land. The relevant policy in the Local Plan is EM2 which makes clear that:

"The Council will seek to maintain the current extent, "Any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test".

Policy OL1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) restricts development of Green Belt land to predominantly open uses, whilst Policy 7.16 of the London Plan, adopted 2011, gives the strongest protection to the Green Belt in accordance with national guidance. That guidance is contained in chapter 9 of the National Planning Policy Framework (NPPF) which notes that the essential characteristics of Green Belts are their openness and permanence. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

New buildings are generally inappropriate, but subject to a number of exceptions set out in para 89 of the NPPF, including the limited infilling of previously developed land, provided it has no greater impact on the openness of the Green Belt, and the purposes of including land within it. To the extent that this is a less restrictive approach than UDP Policy OL1, it is entitled to greater weight by virtue of NPPF para 215. This view was shared by the Inspector in the appeal decision relating to the previous scheme. Although that scheme did not include the proposed lodges, the Inspector noted that similar lodges could be implemented under a 1985 planning permission.

The Inspector concluded that the proposals, (including the lodges) would not have a greater impact on the openness of the Green Belt, and having regard to the previously developed nature of the estate, would not further conflict with the purposes of including land within it. As such, the scheme would comply with the final bullet point in NPPF para 89 and would not amount to inappropriate development in the Green Belt. As the proposal does not amount to inappropriate development in the Green Belt, it follows that there is no need to establish whether very special circumstances arise, and there is no indication that the principle of the change of use and conversion of the property is otherwise inconsistent with the development plan.

The potential advantages of the proposal are also recognised, including the provision of 24 new dwellings, consistent with the NPPF objective to boost the supply of housing. It is considered that significant weight should be given to the introduction of a beneficial use of the property, which would be likely to secure the long term preservation of this heritage asset. In light of the afore mentioned appeal decision and the above mentioned considerations, no objections are raised to the principle of the new build element of the proposal.

- Extensions to existing buildings

Whilst alterations and extensions to existing buildings are not necessarily inappropriate development in the Green Belt, the NPPF makes it clear that this is on the proviso that such extensions or alteration are not disproportionate in relation to the size of the original building. Local Plan Part 2 Policy OL4 establishes criteria where replacement or extension of buildings within the Green Belt would be considered appropriate. It would need to be demonstrated that the proposed extensions would not have a detrimental effect on the visual amenity of the Green Belt.

In terms of bulk, case law indicates that any increase in size over 50% in floor area would be considered disproportionate. Normally the threshold used is the size of the building in 1948 or as first constructed if after 1948. It is noted that that the south-western part of the site was the subject of extensive greenhouse/dependency development from 1861 onwards. The development has been deliberately kept within the outline of the former kitchen garden area and there would be a considerable reduction in hardstanding areas in this location. In this case, it is considered that the massing and dispersal of the Conservatory and Garden Houses are not disproportionate in these terms and given the context of the wider estate, would not result in an increase in the built up appearance of the site. This aspect of the proposed development is therefore considered acceptable in Green Belt policy terms.

- Conclusion

In conclusion, there is no objection in principle to the conversion of existing buildings to

residential use, and it is not considered that the new buildings and extensions would result in a significant increase in the built up appearance of the site, or result in a reduction in the openness of the Green Belt. The new residential element is considered to be appropriate development in the Green Belt and The Mayor does not object to the the scheme on this basis. The proposal is acceptable in policy terms and the applicant does not need to demonstrate the very special circumstances to permit such a scheme in this location. The sccheme is considered to comply witha Part 2 Policy OL1 of Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan and the NPPF.

7.02 Density of the proposed development

The scheme would result in 24 dwelling units. The location of the scheme in the Green Belt would result in higher density development being inappropriate. No objections are therefore raised to the density of the proposed development in this case.

In terms of the mix of units, Policy H4 states that, wherever practicable, new residential developments should have a mix of housing units of different sizes, including units of one or two bedrooms. Policy H5 states that the Council will encourage the provision of dwellings suitable for large families. A mixture of 2, 3 and 4 bedroom apartments, the 8 bedroom mansion house and 3 and 4 bedroom houses is proposed and this mix of units is considered appropriate for the development.

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

The site does not fall within an archaeological priority area, conservation area or area of special character. However, the original house is grade II listed and dates from the late 18th century. Of particular relevance are Saved Policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). These seek to ensure that any development involving listed buildings or curtilage structures does not have any detrimental impact on the overall value of the structure or building. In assessing the impact, there are two main issues: the impact of the conversion of the house and annexe and and the impact on the setting of the listed building in terms of the location of the new buildings.

The application seeks to restore and bring back into beneficial use the listed building and other buildings and structures in the site. The applicant has submitted that it is only possible to produce a viable scheme by increasing the floorspace by approximately 9%. This is done in association with improvements in the landscape layout and restoration and repair of the main house.

The reversion of the main house back to a single residential occupancy and the conversion of the remaining buildings to residential use is considered acceptable in policy terms. It is noted that English Heritage and the Council's Urban Design/Conservation Officer raise no objections in this regard.

There is a small amount of demolition and new build. Around the forecourt, the buildings have been amended to relate more closely to the main house and the kitchen garden wall would be reinstated. This is not considered to adversely affect the listed building or its setting. By the removal of the glazed additions between the original manor house and the 1980's office annexe, the overall design is now considered to be more in keeping with the main house.

Although this application does not involve enabling development in the strict sense, the proposal does include an element of restoration of the main listed range. However, no information has been provided on the extent of the repairs, which is an issue the Planning

Inspector covered in some detail in his decision notice relating to the previous scheme. The Urban Design and Conservation Officer has therefore recommended a Conservation Management Plan for the house and gardens and a schedule of repairs to the house should be secured. It will be necessary to ensure that the house is restored and that the new houses and conversions are not occupied until all the agreed works on site have been completed. This would be more appropriately be secured by a S106 Agreement.

The Conservation Officer considers that subject to conditions and a legal agreement, the scheme is acceptable both in terms of the impact of the conversion of the house and annexe and in terms of the impact on the setting of the listed building, in accordance with Saved Policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

The proposal would not have any implications with regard to airport safeguarding.

7.05 Impact on the green belt

The most important attribute of Green Belts is their openness and the aim of preserving the openness of Green Belt land is reiterated in Local Plan Part 1 Policy EM2, Local Plan Part 2 Policy OL1, the London Plan and the NPPF.

At the recently concluded local inquiry for an almost identical scheme to the current application, the Inspector noted that whilst the semi-detached houses on the road frontage (the lodges) could not be construed as infill development, in other respects the proposals follow the pattern of the existing built form, by being set around a large courtyard.

The Inspector also took the view that there is a qualitative aspect to the assessment of openness, and particular regard is had to the location and form of the new buildings. The applicants indicate that the overall effect of the proposals would be to increase the floorspace on the site by about 9%.

The Inspector acknowledged that there are several negative aspects, including the fact that the new construction at Conservatory House and Orchard House would extend beyond the existing line of development around the courtyard, into land which is presently open. It is also the case that the rebuilding and extension of a garden wall to contain the courtyard would have some impact on openness. At present, that containment is mainly achieved by vegetation, rather than built form.

On the positive side, the Inspector noted that there would be the removal of an outbuilding, and a 30% reduction in the area of hard pavings. Whilst the pavings themselves have a limited effect, their use for car parking would have a significant impact on openness. A reduction in the potential number vehicles from an indicated figure in excess of 120, to the present proposal for approximately 40 spaces, would have a distinctly beneficial effect. Whilst residential use of the premises could lead to external paraphernalia and activity, there would be the potential to avoid the subdivision of the space into private gardens by fencing, and to exclude permanent structures and outbuildings, by the use of appropriate conditions

If the lodge building is excluded from the equation, then the additional floor space would amount to 2.6% of the existing accommodation. Whilst the extra built form would have some impact on openness, in light of the Inspector's decision, it is considered that this would be adequately balanced by the positive aspects of the scheme, and in particular the reduction in the quantity of parking areas. In addition, it is not considered that the residential use of the

premises would be inherently more harmful than the existing use as offices, which, if fully occupied, would have the potential to generate significant levels of activity.

With regard to the lodges, the previously refused scheme (the appeal proposal) did not include this element of the scheme. However, the Inspector noted that the applicant would not require planning permission for similar lodges under a 1985 planning permission. Due to the Inspector's decision, it is considered that the Council would be unable to successfully refuse either a separate planning application relating to the lodges, or the addition of the lodges (as amended) to the current application, on the grounds of impact on Green Belt openness. The Inspector stated that whilst the lodges could not be construed as infill development under paragraph 89 of the NPPF, he confirmed that the earlier scheme for the lodges although not exactly the same as the present proposal, would have had a similar impact on openness. The Inspector therefore found that the proposals, (including the lodges) would not have a great impact on the openness of the Green Belt.

There is scope for soft landscape enhancement and restoration, in the form of new and/or replacement planting within the proposed layout, which would mitigate against the built development. Should the proposed development be implemented, it is considered that this part of Green Belt land would continue to effectively fulfil its function of checking unrestricted urban sprawl, assist in safeguarding the countryside from encroachment, and preserve the setting and special character of historic importance, in compliance with Policy OL1 of Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan Policy 7.16 and the provisions of the NPPF.

7.06 Environmental Impact

The historic use of the site for residential and office uses is not considered to give rise to any issues relating to land contamination.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 of Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Policy BE13 states that, in terms of the built environment, the design of new buildings should complement or improve the character and appearance of the surrounding area and should incorporate design elements which stimulate and sustain visual interest. Saved Policy BE38 requires new development proposals to incorporate appropriate landscaping proposals.

The site is relatively isolated and self contained. The impact of the development on the openness of the Green Belt and the restoration of the historic landscape have been dealt with elsewhere in this report.

7.08 Impact on neighbours

In relation to outlook, Policy BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires new residential developments to be designed to protect the outlook of adjoining residents. Policy BE24 states that the design of new buildings should protect the privacy of occupiers and their neighbours. In relation to sunlight, Saved Policy BE20 seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

There are no immediate neighbours within the vicinity of the proposed development.

As the development would be sited a sufficient distance away from adjoining properties, it is not considered that there would be any loss of amenity to surrounding occupiers, in

compliance with relevant Local Plan Policies and standards.

7.09 Living conditions for future occupiers

AMENITY SPACE

Policy BE23 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires the provision of external amenity space, sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting. The Council's SPD Residential Layouts specifies amenity space standards for flats and houses.

No details have been provided as to how the garden area will be used or divided. Nevertheless it is evident that the site benefits from substantial grounds and the site is not in an area of local open space deficiency. There is potential within the grounds for a dedicated young children's play area within the development. Details of this can be secured by condition in the event of an approval.

Overall, the amenity space provided is considered acceptable, in compliance with the Hillingdon Design and Accessibility Statement (HDAS) Residential Layouts and Saved Policy BE23 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

FLOOR SPACE STANDARDS/OUTLOOK

The submitted plans and accommodation schedule indicate that the development achieves HDAS recommended floorspace standards and London Plan minimum space standards and that Lifetime Home Standards could be met for these units in terms of size.

Each of the units are considered to benefit from a reasonable level of outlook and light, in compliance with Policies BE20 and BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), HDAS: Residential Layouts and the provisions of the London Plan.

PRIVACY

Saved Policy BE24 states that the design of new buildings should protect the privacy of occupiers and their neighbours. A minimum separation distance of 21 metres is required to avoid overlooking and loss of privacy.

The inward facing habitable courtyard windows serving the proposed flats in the two annex wings would only have a separation distance of 14 metres. However, it is proposed to install ariel windows angled so that there will be no direct overlooking across the courtyard. It is therefore considered that the design of the development would provide adequate privacy of future occupiers in accordance with Policy BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and relevant design guidance.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Of particular relevance to this application are Policies AM7 and AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). Policy AM7 requires developments not to prejudice the free flow of traffic or conditions of highway/ pedestrian safety whilst AM14 set out the Council standards for car parking. The car-parking standard for flats/housing without curtilage parking is 1.5 spaces per dwelling maximum.

A Transport Assessment has been submitted as part of the application dealing with access, parking, traffic generation and public transport issues. Harefield Grove has a Public Transport Accessibility Level (PTAL) score of 1a (on a scale of 1 to 6 where 6 is excellent).

Access

The existing access from the site is adequate with good sight lines along Rickmansworth Road.

TfL has requested that improvements be made to the highway to create a continuous walking route to the site for access to buses in Harefield Village. This would entail the construction of a footway some 300 m long connecting the site entrance to the termination of the footway adjacent to the junction of Rickmansworth Road and Hall Drive. However, it is noted that there appear to be drainage ditches along both sides of this stretch of Rickmansworth Road and a considerable amount of vegetation would be lost as a result of the construction of the footway, to the detriment of the visual amenity of the area. Crucially, the Inspector in assessing an almost identical scheme, did not consider this to be a requirement, for what is in essence a conversion/restoration scheme.

Traffic Generation

The Council's Highway Engineer raises no objection to the scheme with respect to traffic generation. On this basis, the proposal is considered to be in accordance with Local Plan Part 2 Policy AM7.

Parking

The Council's standards allow for a maximum provision of 2 spaces per dwelling and 1.5 spaces per flat, a total of 36.5 spaces in this case. The application proposes a total of 44 parking spaces. The level of parking provision equates to 1.82 parking spaces for each flat, assuming 2 spaces are set aside for the house. This exceeds the maximum London Plan and Council standards. TfL requires that the applicants reduce the number of car parking spaces, as the current proposals do not comply with the London Plan policy 6.13. TfL also requires the applicant to provide Electric Vehicle Charging Points (EVCPs), in order to be compliant with London Plan Policy 6.13. 20% of parking spaces should be active and a further 20% should be passive provision. These issues can be secured by a condition, in the event of an approval.

In terms of disabled parking, the applicants have now included blue badge holder parking spaces as part of its proposals. The number of accessible units/spaces can be secured by a condition, in the event of an approval.

Cycle Parking: It is noted that 22 cycle parking spaces are proposed. The Mayor considers that this should be increased in order to be compliant with London Plan policy 6.9. This can be secured by a condition, in the event of an approval.

Travel Plan / Public Transport

A Framework Travel Plan has been submitted to reduce reliance on private motor car and promote sustainable travel. However, the development falls below the TfL threshold of development requiring a Travel Plan.

In terms of public transport accessibility, TfL has requested that discussions be initiated with Hertfordshire County Council and/or Red Rose Travel regarding the possibility of providing an additional bus stop close to the site entrance, for route R21 services already operating on

Rickmansworth Road. However, the Inspector in assessing an almost identical scheme, did not consider this to be a requirement.

Conclusion

Overall, the Highway Engineer raises no objection to the highways and transportation aspect of the development subject to the above issues being covered by suitable planning conditions, in the event of an approval.

7.11 Urban design, access and security

SECURITY

The Metropolitan Police Crime Prevention Officer raises no objections subject to the scheme achieving Secure by Design accreditation and the provision of CCTV to the parking areas.

7.12 Disabled access

DISABLED ACCESS

The submitted plans and accommodation schedule indicate that the development achieves HDAS recommended floorspace standards and that Lifetime Home Standards could be met for these units in terms of size. However, no details have been submitted in respect of compliance with with London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010. The Design and Access Statement is considered inadequate in this regard.

The applicant has identified 3 ground floor units in the annex and Coach House which would be Wheelchair Accessible/Adaptable Units. However, no details have been submitted to demonstrate compliance with the Lifetime Home Standards for the remaining units. However, it is noted that all units apart from 2 flats in the stable block would be accessible from ground floor or by lift.

It is accepted that it may not be feasible or desirable to incorporate all the lifetime home standards into all aspects of the proposal, without harming the historic significance of the buildings and site. However, there is no reason why most of the criteria cannot be achieved for all the units, whilst full Lifetime Homes Standards should be a achieved for the new build elements of the proposal. It is recommended that a condition be imposed to that effect. Subject to this condition the proposal is considered to accord with to London Plan Policy 3.8 and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010.

7.13 Provision of affordable & special needs housing

The London Plan sets the policy framework for affordable housing delivery in London. Policies 3.10 -3.13 requires that boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mix-use schemes, having regard to their affordable housing targets.

The application exceeds the threshold of 10 units and above, therefore affordable housing provision by way of a S106 Legal Agreement is required. If less than 35% affordable housing is proposed, any application will need to be supported by a financial viability appraisal (FVA).

It should be noted that at the recent Local Inquiry for an almost identical scheme on this site, the Inspector found that there was a clearly established need to contribute to the provision of affordable housing, and the appellants' case did not adequately establish that the sum offered for this purpose was the maximum commensurate with the commercial viability of the

project. This was a matter of sufficient importance to justify dismissal of the appeal.

In the case of the current application, the applicant has submitted a financial appraisal which has been independently assessed. As a result of the additional CIL costs, the development can no longer afford to provide any affordable housing, or any in-lieu payments for off-site provision. It is however recommended that the scheme be subject to an affordable housing review mechanism, which could be secured by a S106 Agreement, in the event of an approval.

7.14 Trees, landscaping and Ecology

LANDSCAPE ISSUES

Saved Part 2 local Plan Policies OL1 and OL2 address Green Belt issues and the need to retain and enhance the existing landscape to achieve enhanced visual amenity and open land objectives. Policy OL15 seeks to protect the landscape of countryside conservation areas from development and or activities which would detract from the special character of these landscapes. Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments.

An Historic Landscape Survey & Analysis was submitted in support of the application. This document provides a detailed chronology of Hartefield Grove, an analysis of the core of the site around the house, summary of the landscape development phases, description of the context and setting, a selection of views, an analysis of core features and their landscape significance and, finally, an assessment of the level of significance of landscape features within the site.

The applicant has submitted that conservation gain is a priority, to enhance the particular late C19 and high quality character of the landscape which has been allowed to dissipate somewhat in institutional use. It is proposed to restore various aspects of the whole garden to its late C19 appearance, when it was most fully developed and highly maintained as a gentleman's residence, but before the additions of the early C20 which are of lesser importance. The whole garden requires a detailed approach to restoration, management and maintaining the planting, structures and water bodies in good condition. A conservation management plan will be drawn up based on the accompanying 'Hartefield Grove: Historic Landscape Survey & Analysis'.

The Appraisal of Effect of Proposals on Historic Landscape considers the purpose and significance of the main development area (kitchen garden), the effect of development on the historic landscape, mitigation proposals and the conservation gain. The report considers the design rationale behind the location of the new buildings and additions to existing structures in the kitchen garden area to the south of the house and stables. The effect on the design and fabric of the development area is considered overall to have an acceptable effect. The report concludes that the effect on existing planting and on the rest of the landscape is also acceptable. The report describes the mitigation proposals. The appraisal report itemises the associated activities which will contribute to the conservation gain. Fifteen items are identified which are intended to restore the historic character of the site. The first item is to prepare and implement a landscape conservation management plan for the whole site. This is followed by a list of discrete projects affecting the built and soft features in the landscape.

Conservation gain will be derived from the following associated activities which are intended

to restore the historic character of the site in key areas.

1. Implement a landscape conservation management plan for the whole site.
2. Remove large car park in kitchen garden.
3. Reinststate the kitchen garden wall as close to the late C19 line as possible.
4. Remove late C20 outbuilding west of 'stables'.
5. Restore gardener's cottage to its Picturesque appearance
6. Reinststate the kitchen garden layout to late C19 formal design and plant with trained fruit trees.
7. Reinststate the circuit walk as far as possible (see Fig. 20 of my main report) with some diversion at the south and east sections where property ownership precludes this.
8. Restore views to the park to the north and east by selective removal of woody planting at perimeter of pleasure ground.
9. Overhaul and clean out lower lake and cascade.
10. Repair & restore swimming pool to south-west of mansion, now in very poor condition.
11. The conservatory (which appears to have been rebuilt to some degree) attached to Conservatory House on the east side of the kitchen garden will evoke the style of the glasshouses shown in the 1886 Gardening World engraving.
12. The surviving stretch of garden wall north of the conservatory will be reinstated as part of the kitchen garden enclosure.
13. The implement shed west of the kitchen garden is incorporated in the Garden House.
14. Improve screening and reduce visual impact of late C20 wings attached to south of mansion, when seen from the garden, using climbers (including Virginia creeper already present) and woody planting.

The Design & Access Statement confirms that the landscape analysis will be implemented as part of the scheme. This is re-inforced by reference to the four landscape features landscape features which it is proposed to retain and restore. These projects include: the re-instatement of the original vehicular link to the front of the main house, the retention and re-inforcement of the circuit walk giving access to the gardens, the retention and emphasis of the former kitchen gardens and the retention and repair of the water features.

A tree survey, updated in August 2013, has been prepared in accordance with BS5837:2012. The surveyor notes that no topographic survey was available at the time of the tree survey and, therefore, the tree positions and crown spreads were assessed by eye and are to be regarded as indicative only.

The survey assesses the condition and quality of 42 individual trees and 17 groups of trees which are close to, or associated with, the areas affected by the development proposals, namely: the site entrance, driveway and car park, and the existing / proposed buildings. The survey indicates that there are 7 individual trees which are A rated, 29 trees/groups which are B or B/C rated, 16 C grade and 7 trees which are R graded (whose removal is justified in the interest of good management).

The Tree and Landscape Officer raises no objection to the proposed selective removal of trees associated with the main house and offices. Similarly no objections are raised to the conversion of the existing buildings and restoration of the historic landscape features, as identified in the historic appraisal.

Landscape conditions are recommended, to provide suitable details to preserve and enhance the historic setting of the estate. In addition, a Landscape Conservation, Restoration and Management Plan, including detailed proposals, long term design

objectives, protection of the woodland areas, management responsibilities, maintenance and measures to eradicate and control Japanese Knotweed and Giant Hogweed are recommended to be secured by a S106 legal agreement.

ECOLOGY

Saved Part 2 local Plan Policy EC1 states that the local planning authority will not permit development which would be unacceptably detrimental to designated local nature reserves and other nature reserves. If development is proposed on or in the near vicinity of such sites, applicants must submit an ecological assessment where considered appropriate by the local planning authority to demonstrate that the proposed development will not have unacceptable ecological effects.

Saved Part 2 local Plan Policy EC3 requires proposals for development in the vicinity of sites of nature conservation importance to have regard to the potential effects on such sites on changes in the water table and of air, water, soil and other effects, which may arise from the development.

Saved Policy EC5 of the plan seeks the retention of certain on-site ecological features.

The Ecology report recommends that landscape proposals include the use of native species and exclude ornamental species. However, there will be a requirement for both native and ornamental species on this site, the selection of which should be appropriate to the design and location on site. Many non-native species contribute to biodiversity, providing habitat and food for ecosystems and, conversely, many native indigenous species are unattractive as garden plants.

A Great Crested newt (GCN) survey was carried out, the results of which are contained in a Great Crested Newt Report, which confirm that the ornamental pond present on the site supports GCNs. The majority of the newts were found to be sheltering under the paving slabs around the edge of the pond and the population has been assessed to be low or low/medium. Other species of amphibians, namely smooth newt and common frog, were also recorded within the ornamental pond as well as within the other water bodies present within grounds. Although the ornamental pond will not be directly affected by the development proposals, due to the proximity of the pond, a number of working controls have been suggested to prevent any impact on GCNs or their habitat.

A range of mitigation and enhancement measures have also been suggested and if fully implemented would maintain the population of GCNs present on the site at current levels and potentially increase their population in the long term, as well as benefit other species of wildlife utilising the site.

In addition, a range of generic mitigation/enhancement measures are to be implemented where practicable, to increase the nature conservation value of the site in the long term, in accordance with National Planning Policy Framework (2012).

The Ecology report notes that there Japanese Knotweed and Giant Hogweed are present on the site. The eradication of these non-native invasive species together with the appropriate protection of the woodland areas (non-statutorily designated SINCS) could be secured through the Conservation Management Plan.

Natural England advise that the proposal is unlikely to affect any statutorily protected sites

or landscapes. The Council's Sustainability Officer raises no objections on ecological grounds, subject to a condition requiring the submission and implementation of an ecological enhancement scheme, in order to ensure the development contributes to ecological enhancement

Overall, it is considered that the detail provided in the ecological reports and ecological mitigation is considered satisfactory. The proposal therefore complies with Policy 7.19 of the London Plan which requires that development protects and enhances biodiversity, and Local Plan Part 1 Policy EM7 and relevant Local Plan Part 2 policies.

7.15 Sustainable waste management

SUSTAINABLE WASTE MANAGEMENT

With respect to the flats, the plans indicate bin provision on the required ratio of 1100 litre refuse and recycling bins of 1:10 + 1 per waste stream as a minimum. The details of these facilities can be secured by a condition, in the event of an approval.

With regard to collections, the Highway Engineer advises that the proposed access and road layout is suitable for the Council's refuse vehicles to enter the site in a forward gear, manoeuvre within the site and exit in a forward gear. Refuse collection points are provided for the flats, the refuse collection vehicle can manoeuvre up to/close to the various collection points.

Overall, the refuse and recycle storage/collection areas are located within acceptable trundle distance for collection. The development is therefore considered to be acceptable from the refuse collection point of view.

7.16 Renewable energy / Sustainability

Sustainability policy is now set out in the London Plan (2011), at Policy 5.2. Part A of the policy requires development proposals to make the fullest contribution to minimising carbon dioxide emissions by employing the hierarchy of: using less energy; supplying energy efficiently; and using renewable technologies. Part B of the policy currently requires non domestic buildings to achieve a 40% improvement on building regulations. Parts C, D of the policy require proposals to include a detailed energy assessment. The 2011 London Plan now requires major developments to demonstrate a 35% reduction from a 2013 Building Regulations compliant development.

A Sustainability Statement was initially submitted in support of the application, which assessed the development against Building Regulation 2010. The Mayor in his Stage 1 report requested that further information be submitted in respect to energy, as the report did not relate to 2013 Building Regulations. A revised Energy Statement has therefore been submitted to address this issue.

A number of sustainable features have been incorporated into the proposed development, including a range of passive design features and demand reduction measures to reduce carbon dioxide emissions. Both air permeability and heat loss parameters will be improved beyond Building Regulations compliant development, whilst mechanical ventilation with energy efficient lighting is also proposed.

In terms of district heating, it is accepted that the development will be unable to connect to area wide district heating scheme. However, it is proposed to install a site heat network that will serve the 13 flats attached to the Mansion House and the 4 flats in the clock tower

(stable block). The Mayor considers that this is an acceptable strategy. The applicant has also investigated the feasibility of CHP. Due to the scale of the development and intermittent nature of the load CHP, is not considered to be a viable option.

In terms of renewable energy technologies, the applicant has investigated a range of options and is proposing to install ground source heat pumps for the three new build/reinstated properties and biomass boiler to provide heating and domestic hot water to the site heat network. A reduction of 46.9 tonnes of regulated CO₂ emissions per annum will be achieved through this latter element of the energy hierarchy. This is equivalent to an overall savings of 43% compared to a 2013 Building Regulations compliant development. This falls above the 40% carbon dioxide reduction targets set out in the London Plan Policy 5.2.

The Council's Sustainability Officer raises no objections to the proposed development subject to a condition requiring a detailed energy assessment demonstrating how the development can meet the requirements of Policy 5.2, by reducing CO₂ emissions by at least 40%. The assessment shall include the baseline energy demand and related carbon emissions, energy efficiency measures and details of the renewable energy technology to be used.

Subject to this condition, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with Policies 5.2, 5.13 and 5.15 of the London Plan, Policy PT1.EM1 of Hillingdon Local Plan Part 1 and the NPPF.

7.17 Flooding or Drainage Issues

Policy EM6 (Flood Risk Management) of the Local Plan Part 1 Strategic Policies (Adopted Nov. 2012) states that applicants must demonstrate that Flood Risk can be suitably mitigated. Saved Policies OE7 and OE8 of the Local Plan Part 2 seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding.

A Flood Risk Assessment (FRA) has been submitted as part of the application taking into consideration the principles of the NPPF and other relevant regional and local policies. The FRA seeks to demonstrate that the conversion work proposed on the site and the flood risk implications could be managed on site through sustainable design due to the size of the site.

However the Council's Flood and Drainage Officer considers that the existing arrangements of drainage across the site, including the use of number of existing ponds which hold water back, the structural soundness of these and their management, do pose a potential flood risk to the surrounding area, which has not been assessed. Some implications of flooding that could affect the proposed housing are detailed within the FRA and mitigation has been proposed, such as the implementation of a cut off ditch, to reduce the risk to the new homes.

The Environment Agency (EA) have made a number of recommendations which are summarised below:

1. Peak discharge rates from site should not increase as a result of the proposed development, up to a 1 in 100 chance in any year including an allowance for climate change storm event.
2. Storage volumes required on site to control surface water for all events up to a 1 in

100 chance in any year including an allowance for climate change storm event should be provided.

3. The site should not flood from surface water up to a 1 in 100 chance in any year including an allowance for climate change storm event, or that any surface water flooding can be safely contained on site up to this event.

4. Demonstration of how the Sustainable Drainage Hierarchy has been followed and SuDS techniques

will be used with any obstacles to their use clearly justified.

5. The residual risk of flooding should be managed safely should any drainage features fail including pumps or if they are subjected to an extreme flood event.

6. An assessment of flood risk associated with 'ordinary watercourses' may also be necessary

7. Full calculations, topographic surveys, ground investigation, management plans and maintenance schedule including standards and the detail of any legal bodies responsible for maintenance should be provided.

The Flood and Drainage Officer considers that details contained in the FRA deal with issues raised by the EA under points 1-4 and 7 above. However the current FRA does not go far enough to deal entirely with points 5 & 6.

The issue is that the site as a whole potentially poses a substantial flood risk to the Rickmansworth Road, should any of the on site drainage structures fail. Should this occur, water will flow down the valley hitting a culvert underneath the road and potentially flooding the road. Therefore the Flood and Drainage Officer recommends that detailed surveys of the current standard of the drainage structures on site should be carried out, and a management and maintenance plan be secured, to ensure that these structures will be managed, and blockages cleared. These measures should be secured by a S106 Agreement.

In addition a condition is recommended for the submission and implementation of a scheme for the provision of sustainable water management, including a demonstration of how the surface water is controlled and managed on site, following the strategy set out in Flood Risk Assessment and for the incorporation of sustainable urban drainage.

Subject to this condition and the S106 Agreement, it is considered that scheme will have satisfactorily addressed flooding and drainage issues, in compliance with Policies OE7 and OE8 of the Hillingdon Local Plan Part 2 saved UDP Policies and 5.13 and 5.15 of the London Plan.

7.18 Noise or Air Quality Issues

NOISE

The noise source from the Biomass Boiler & Plant Store have not assessed. Further information is required in order to ensure that the plant room and residential dwellings can co-exist alongside each other without detriment to residential amenity. This can be dealt with by condition in the event of an approval.

AIR QUALITY

The site does not fall within an quality management area. The London Air Quality Strategy requires Local Authorities to carefully scrutinise the use of biomass units in relation to their impacts on air quality. It is not clear at this stage whether the use of a small scale biomass

boiler would need to have pollution abatement technology fitted. This matter could be covered by condition in the event of an approval..

7.19 Comments on Public Consultations

The comments received are noted and the issues raised have been addressed within the relevant sections of the report.

7.20 Planning obligations

Policy R17 of the Part 2 - Saved UDP Policies (November 2012) is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These saved UDP policies are supported by more specific supplementary planning guidance.

The Council's Section 106 Officer has reviewed the proposal, as have other statutory consultees, including the Greater London Authority and Transport for London. The comments received indicate the need for the following contributions or planning obligations to mitigate the impacts of the development, which have been agreed with the applicant:

- (i) Conservation Management Plan in accordance with English Heritage guidance, to secure the long term management and maintenance of the house
- (ii) A repairs methodology and schedule of repairs for the main house;
- (iii) Legal provisions to secure the appropriate phasing and completion to requisite standards to ensure that the listed house, outbuildings and landscape are restored and that the new houses/ conversions are not occupied until all the works (other than soft landscaping to be planted in the appropriate planting season) on site have been completed.
- (iv) A Landscape Conservation, Restoration and Management Plan, including detailed proposals, long term design objectives, protection of the woodland areas, management responsibilities, maintenance and measures to eradicate and control Japanese Knotweed and Giant Hogweed.
- (v) A management plan for the new houses including restrictions on the erection of walls, fences, or other structures or associated works, including the painting of elevations, changes to fenestration, and the installation of satellite dishes and photovoltaic cells.
- (vi) Detailed surveys of the current standard of the drainage structures on site, and a management and maintenance plan to ensure that these will be managed, and blockages cleared.
- (vii) Affordable Housing review mechanism.

The applicant has agreed to these proposed Heads of Terms, which are to be secured byway of the S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

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.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

By reverting to the original residential use, the heritage asset will be given a more assured

future, after several years of uncertainty and neglect. Improvements to the landscape of the site and a new use would ensure the repair and long term reuse of the listed structures are secured.

A limited amount of new development is proposed. However, it is not considered that this would result in a significant increase in the built up appearance of the site, or result in a reduction in the openness of the Green Belt, having regard to the previously developed nature of the estate. The proposal is therefore considered acceptable in principle on both Green Belt and Heritage grounds.

Good environmental conditions can be achieved for future occupiers, whilst highway, noise and air quality impacts have been satisfactorily addressed.

Adequate mitigation is proposed, to ensure that there would be no adverse impact on protected species and/or local wildlife in the area.

Subject to compliance with conditions, it is considered that the scheme can satisfactorily address drainage and flood related issues, the mitigation and adaptation to climate change and minimising carbon dioxide emissions.

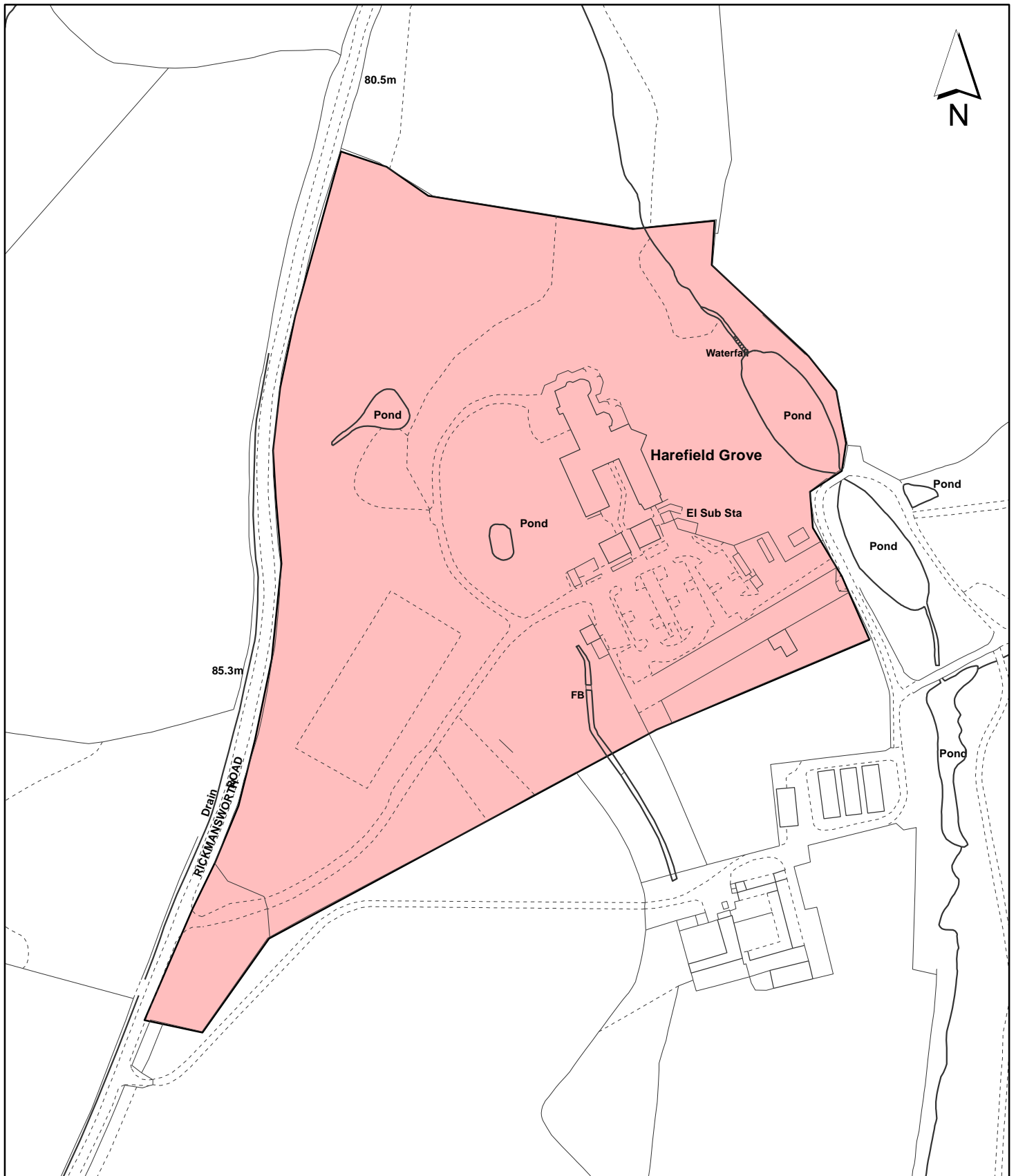
It is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development.

11. Reference Documents


The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 21012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan 2011
National Planning Policy Framework (NPPF)
The Greater London Authority Sustainable Design and Construction (2006)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document: Accessible Hillingdon January 2010)

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Notes

 Site boundary

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Site Address

**Harefield Grove
 Rickmansworth Road
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

28301/APP/2013/3104

Scale

1:2,500

Planning Committee

Major

Date

March 2015



HILLINGDON
 LONDON