

Report of the Head of Planning, Sport and Green Spaces

Address THE OLD VINYL FACTORY BLYTH ROAD HAYES

Development: Reserved matters (appearance and landscaping) in compliance with condition 2 and 3 for Phase 4 of The Old Vinyl Factory Masterplan - The Power House (Energy Centre, Music Venue/Restaurant and Cafe), of planning permission ref: 59872/APP/2013/3775, dated 31/07/2014 (Variation of condition 4 of outline planning application ref. 59872/APP/2012/1838 for a mixed use development of the Old Vinyl Factory site).

LBH Ref Nos: 59872/APP/2015/665

Drawing Nos: 0225_SEW_PH_7002 Rev 2
0225_SEW_PH_7003 Rev 1
0225_SEW_PH_1303 Rev 8
0225_SEW_PH_1304 Rev 6
0225_SEW_PH_2200 Rev 2
0225_SEW_PH_0000_04
0225_SEW_PH_0100_0C
0225_SEW_PH_0101_0C
0225_SEW_PH_0106_0C
0225_SEW_PH_0301_01
0225_SEW_PH_0302_0C
0225_SEW_PH_0303_0C
0225_SEW_PH_0304_0C
0225_SEW_PH_1100_09
0225_SEW_PH_2201_0C
0225_SEW_PH_9000 - LMM Plan
null
6204-ESK500 - External CCTV Layout
Reserved Matters_DAS_Part 1 of 12_Section 1 to 2.:
Reserved Matters_DAS_Part 10 of 12_Section 5.3 to
Reserved Matters_DAS_Part 11 of 12_Section 5.5 to
Reserved Matters_DAS_Part 12 of 12_Section 6_7 at
Reserved Matters_DAS_Part 2 of 12_Section 2.:
Reserved Matters_DAS_Part 3 of 12_Section 2.3 to :
Reserved Matters_DAS_Part 4 of 12_Section 3.1 to :
Reserved Matters_DAS_Part 5 of 12_Section 3.3 to :
Reserved Matters_DAS_Part 6 of 12_Section 4.1 to :
Reserved Matters_DAS_Part 7 of 12_Section 4.:
Reserved Matters_DAS_Part 8 of 12_Section 4.4 to :
Reserved Matters_DAS_Part 9 of 12_Section 5.1 to :
0225_SEW_PH_1101 Rev 13
0225_SEW_PH_1102 Rev 13
0225_SEW_PH_1302 Rev 10
0225_SEW_PH_1200 Rev 8
0225_SEW_PH_7004
0225_SEW_PH_9150 Rev 1
0225_SEW_PH_9151 Rev 1
0225_SEW_PH_9152
0225_SEW_PH_9153 Rev 1

0225_SEW_PH_9154
0225_SEW_PH_9001
0225_SEW_PH_1301 Rev 3
0225_SEW_DAS Addendum
0225_SEW_PH_1106 Rev 7
0225_SEW_PH_7001 Rev 5

Date Plans Received:	20/02/2015	Date(s) of Amendment(s):	21/04/2015
Date Application Valid:	20/02/2015		20/02/2015
			29/04/2015
			13/04/2015

1. SUMMARY

The application seeks to discharge the reserved matters relating to appearance and landscaping in compliance with conditions 2 and 3 for Phase 4 of The Old Vinyl Factory Masterplan - The Power House (Energy Centre, Music Venue/Restaurant and Cafe).

The application site forms part of The Old Vinyl Factory site for which outline consent was granted under application reference 59872/APP/2012/1838, and varied under application reference 59872/APP/2013/3775, for the mixed-use redevelopment of the site.

The Reserved Matters application site is located centrally within the site, directly fronting Blyth Road. The Power House (formerly known as the Neptune) is a locally listed building in a poor condition situated within the EMI Conservation Area. Historically, the Power House provided energy for the Old Vinyl Factory and it will continue its historical role as an energy provider for the site.

The proposed development has been designed in accordance with the parameter plan and design code, which were approved at outline stage. The design and appearance of the building is considered to have a positive impact on the visual amenities of the surrounding area and the urban form of the development has improved since the outline stage.

The overall development is in accordance with the outline consent, therefore, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM4 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:

0225_SEW_PH_1303 Rev 8
0225_SEW_PH_1304 Rev 6
0225_SEW_PH_2200 Rev 2
0225_SEW_PH_0000_04
0225_SEW_PH_0100_00
0225_SEW_PH_0101_00
0225_SEW_PH_0106_00

0225_SEW_PH_0301_01
0225_SEW_PH_0302_00
0225_SEW_PH_1100_09
0225_SEW_PH_2201_00
0225_SEW_PH_7002
0225_SEW_PH_7003
0225_SEW_PH_9000 - LMM Plan
0225_SEW_PH_9150
0225_SEW_PH_9151
0225_SEW_PH_9152
0225_SEW_PH_9153
0225_SEW_PH_9154
6204-ESK500 - External CCTV Layout
0225_SEW_PH_1101 Rev 13
0225_SEW_PH_1102 Rev 13
0225_SEW_PH_1302 Rev 10
0225_SEW_PH_1200 Rev 8
0225_SEW_PH_1301 Rev 3
0225_SEW_DAS Addendum
0225_SEW_PH_1106 Rev 7
0225_SEW_PH_7001 Rev 5;

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

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

2 COM5 General compliance with supporting documentation

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

Design and Access Statement
Power House Fire Strategy Report

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 contained with the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

3 NONSC Non Standard Condition

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the floorspace in the building hereby approved shall be used only for purposes within Use Classes A1, A2, A3, A4, A5 or D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two

Saved UDP Policies (November 2012) and the London Plan (March 2015).

4 NONSC Non Standard Condition

Obstacle lights shall be placed on the new chimney. These obstacle lights must be steady state red lights with a minimum intensity of 2000 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes' (available at www.caa.co.uk/srg/aerodrome).

Reason: Permanent illuminated obstacle lights are required on the new chimney to avoid endangering the safe movement of aircraft and the operation of Heathrow Airport and to ensure the development complies with Policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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 (2015) and national guidance.

A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE10	Proposals detrimental to the setting of a listed building

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE25	Modernisation and improvement of industrial and business areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OL11	Green Chains Replaced by PT1.EM2 (2012)
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
LPP 2.6	(2015) Outer London: vision and strategy
LPP 2.7	(2015) Outer London: economy
LPP 2.8	(2015) Outer London: Transport
LPP 4.1	(2015) Developing London's economy
LPP 4.4	(2015) Managing Industrial Land & Premises
LPP 4.6	(2015) Support for and enhancement of arts, culture, sport and entertainment provision
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.10	(2015) Urban Greening
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.15	(2015) Water use and supplies
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.21	(2015) Contaminated land
LPP 5.3	(2015) Sustainable design and construction
LPP 5.6	(2015) Decentralised Energy in Development Proposals
LPP 5.7	(2015) Renewable energy
LPP 5.8	(2015) Innovative energy technologies
LPP 6.1	(2015) Strategic Approach
LPP 6.10	(2015) Walking
LPP 6.13	(2015) Parking
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
LPP 6.7	(2015) Better Streets and Surface Transport
LPP 6.9	(2015) Cycling
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.2	(2015) An inclusive environment

LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
LPP 7.6	(2015) Architecture
LPP 7.7	(2015) Location and design of tall and large buildings
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.9	(2015) Heritage-led regeneration
LPP 8.1	(2015) Implementation
LPP 8.2	(2015) Planning obligations
LPP 8.3	(2015) Community infrastructure levy

3

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/policysafeguarding.htm)

3. CONSIDERATIONS

3.1 Site and Locality

The whole of The Old Vinyl Factory (TOVF) site consists of approximately 6.6 hectares of land set in an irregular quadrilateral shaped site. The multi-phase site was originally constructed between 1907 and 1935 by the Gramophone Company and was later the production centre of EMI Ltd, producing the majority of vinyl records for distribution worldwide. Associated record production works had ceased by the 1980s after which time the site has been largely vacant with many buildings falling into disrepair.

The Reserved Matters application site is located centrally within the site, directly fronting Blyth Road. The Power House (formerly known as the Neptune) is a locally listed building in a poor condition situated within the EMI Conservation Area. Historically, the Power House provided energy for the Old Vinyl Factory.

The wider site is bounded by Blyth Road to the north and by the Great Western Mainline railway to the South, with Hayes and Harlington rail station 420 metres to the east of the site. Opposite the site on Blyth Road lies the Grade II Listed Enterprise House, an eight storey office building, together with a variety of industrial and office buildings. The wider area is a mixture of residential, industrial and office uses with Hayes Town Centre located to the northeast of the site.

Contained within the wider site proposals are seven main buildings which, from west to east are, The Marketing Suite, The Shipping Building, The Cabinet Building, The Record Store, The Powerhouse, Jubilee House and the Pressing Plant.

This application site comprises some 5ha and excludes the three largest employment buildings located to the south of the site, The Shipping Building, The Cabinet Building and The Record Store. This is because the refurbishment of these buildings has already been approved in earlier permissions.

Many of the existing building buildings are in a derelict condition arising from long term vacancy. They require a substantial investment to return them to a habitable and thus lettable state. The public realm is dominated by a large extent of tarmac surfacing providing for surface car parking.

Much of the application site, as well as The Record Store, The Cabinet Building and The Shipping Building, which lie immediately outside of the application boundary, is situated within a Developed Area, The Botwell: Thorn EMI Conservation Area and partly within a Industrial and Business Area, as identified in the Policies of the Hillingdon Local Plan (November 2012) and a Strategic Industrial Location (SIL) as designated within the London Plan (March 2015).

3.2 Proposed Scheme

The application seeks to discharge the reserved matters relating to appearance and landscaping in compliance with conditions 2 and 3 for Phase 4 of The Old Vinyl Factory Masterplan - The Power House (Energy Centre, Music Venue/Restaurant and Cafe).

The Power House will consist of a new energy centre, a multi-use venue space and cafe (use classes A1, A2, A3, A4, A5 or D2).

The Power House development was originally identified as being in Phase 4. However, it is proposed that the Power House will now be developed at an earlier stage to provide energy for the approved Boiler House development and the Record Store which is being refurbished to create a Central Research Laboratory, supported by GLA funding. In addition, the readjustment of the phasing will be critical for all the other phases coming forward in the future.

The existing locally listed building will be refurbished to provide a flexible open space that can be used as a music venue or a restaurant allowing public use of the building. The proposed new extension and existing water tower will host the energy centre which will service The Old Vinyl Factory site, whilst to the east of the extension a cafe is proposed that connects to the main hall of the existing building.

The new extension will incorporate large glazed openings on ground floor to create an active frontage along the Groove and to meet the scheme's active frontage requirement. Where technically feasible the energy centre's contemporary plant machinery will also be exposed to the public through glazed openings to celebrate the building's history as an energy provider.

The cafe will be surrounded by large double height glazing with retractable yellow fabric canopies. On the roof of the main building, to the east of the site, lettering spelling out the word 'POWER' will be installed to create a modern interpretation of the original pitch roof to bring back some of the original features of the building and to draw attention to the venue's main entrance.

With respect to the original Power House building, the external brickwork is to be repointed where necessary and painted white. The glazed tiled of the walls and door frames are key features to be retained together with the shaping cornices and pillars which will also be kept and restored where feasible.

The extension will be clad with expanded metal panels to contrast with the existing locally

listed brick building. The new extension will be finished in two contrasting green tones which relate back to the original tiling of the main hall.

3.3 Relevant Planning History

Comment on Relevant Planning History

The relevant history is listed above.

Application reference 59872/APP/2013/3640 granted permission for a non-material amendment to the scheme, due to the proposed revised phasing of the site, and some revisions to documents. This resulted in changes to the wording of conditions 6, 18, 27, and 32 of the original planning permission.

Application reference 59872/APP/2013/3775 granted a variation of the original outline permission to allow variations to phasing of the approved development.

This reserved matters application is therefore submitted as Phase 4 of the revised application, as allowed as per ref. 59872/APP/2013/3775.

4. Planning Policies and Standards

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

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

London Plan (March 2015)

National Planning Policy Framework

Hillingdon Supplementary Planning Document - Accessible Hillingdon

Hillingdon Supplementary Planning Document - Noise

Hillingdon Supplementary Planning Document - Planning Obligations

Hillingdon Supplementary Planning Guidance - Air Quality

Hillingdon Supplementary Planning Guidance - Community Safety by Design

Hillingdon Supplementary Planning Guidance - Land Contamination

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.CI2 (2012) Leisure and Recreation
- PT1.E1 (2012) Managing the Supply of Employment Land
- PT1.E6 (2012) Small and Medium-Sized Enterprises (SME)
- PT1.E7 (2012) Raising Skills
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM4 (2012) Open Space and Informal Recreation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation

PT1.EM8 (2012) Land, Water, Air and Noise

PT1.HE1 (2012) Heritage

Part 2 Policies:

- A6 Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE25 Modernisation and improvement of industrial and business areas
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- BE4 New development within or on the fringes of conservation areas
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE5 Siting of noise-sensitive developments
- OL11 Green Chains Replaced by PT1.EM2 (2012)
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- LPP 2.6 (2015) Outer London: vision and strategy

- LPP 2.7 (2015) Outer London: economy
- LPP 2.8 (2015) Outer London: Transport
- LPP 4.1 (2015) Developing London's economy
- LPP 4.4 (2015) Managing Industrial Land & Premises
- LPP 4.6 (2015) Support for and enhancement of arts, culture, sport and entertainment provision
- LPP 5.1 (2015) Climate Change Mitigation
- LPP 5.10 (2015) Urban Greening
- LPP 5.12 (2015) Flood risk management
- LPP 5.13 (2015) Sustainable drainage
- LPP 5.14 (2015) Water quality and wastewater infrastructure
- LPP 5.15 (2015) Water use and supplies
- LPP 5.2 (2015) Minimising Carbon Dioxide Emissions
- LPP 5.21 (2015) Contaminated land
- LPP 5.3 (2015) Sustainable design and construction
- LPP 5.6 (2015) Decentralised Energy in Development Proposals
- LPP 5.7 (2015) Renewable energy
- LPP 5.8 (2015) Innovative energy technologies
- LPP 6.1 (2015) Strategic Approach
- LPP 6.10 (2015) Walking
- LPP 6.13 (2015) Parking
- LPP 6.3 (2015) Assessing effects of development on transport capacity
- LPP 6.5 (2015) Funding Crossrail and other strategically important transport infrastructure
- LPP 6.7 (2015) Better Streets and Surface Transport
- LPP 6.9 (2015) Cycling
- LPP 7.1 (2015) Lifetime Neighbourhoods
- LPP 7.15 (2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- LPP 7.2 (2015) An inclusive environment
- LPP 7.3 (2015) Designing out crime
- LPP 7.4 (2015) Local character
- LPP 7.5 (2015) Public realm
- LPP 7.6 (2015) Architecture
- LPP 7.7 (2015) Location and design of tall and large buildings
- LPP 7.8 (2015) Heritage assets and archaeology
- LPP 7.9 (2015) Heritage-led regeneration
- LPP 8.1 (2015) Implementation
- LPP 8.2 (2015) Planning obligations
- LPP 8.3 (2015) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th March 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 72 local owner/occupiers, the Hayes Village Conservation Panel and the Hayes Town Centre Residents Association on 24/02/2015. The application was also advertised by way of site and press notices. No responses have been received.

HEATHROW:

The proposed development has been examined from an aerodrome safeguarding perspective and could conflict with safeguarding criteria unless any planning permission granted is subject to the condition/s detailed below:

Permanent Obstacle Lighting Scheme

Obstacle lights shall be placed on the new chimney. These obstacle lights must be steady state red lights with a minimum intensity of 2000 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes' (available at www.caa.co.uk/srg/aerodrome).

Reason: Permanent illuminated obstacle lights are required on the new chimney to avoid endangering the safe movement of aircraft and the operation of Heathrow Airport.

We would also make the following observation:

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policysafeguarding.htm>

We, therefore, have no aerodrome safeguarding objection to this proposal, provided that the above condition is applied to any planning permission.

NATS:

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

Internal Consultees

ACCESS OFFICER:

Having had extensive involvement during the early stages of the design and planning process, and having reviewed these latest documents and plans, no concerns are raised in respect of conditions 2 and 3 concerning appearance and landscaping.

Conclusion: no objection is raised from an accessibility standpoint.

TREES AND LANDSCAPING:

The Design & Access Statement, by Studio Egret West, describes the existing site and explains the design evolution of the hard and soft landscape concept in chapter 5.0.

To the rear of the Power House, The Groove (5.3) forms the space connecting the major public buildings, including the residential and employment components.

On the Blyth Road frontage (5.4) the set back of the Power House from the carriageway will be punctuated by broad bands of soft landscape including mown grass, blocks of monoculture shrubs and rows of tree planting perpendicular to the carriageway. The bands of soft landscape will be interspersed with paved access to the building.

Vehicular access into the complex will be via Power House Lane. This features shared surfacing with flush finished kerbs to define the carriageway. Pedestrian priority has been emphasised through the continuation of the distinctive striped paving pattern of The Groove which crosses the Power House Lane. Telescopic bollards will restrict vehicular access to The Groove, for use by occasional maintenance, servicing and emergency access only.

Design & Access Statement: assessment of proposals

- The proposals reflect the original design concept as set out in documents submitted as part of the outline planning permission granted in April 2013. Design refinements have been considered through pre-application discussions.
- The green street frontage will provide a soft landscaped setting to the building and will have a significant beneficial impact on the Blyth Road street scene
- The verdant landscape setting has been carefully detailed to take into account pedestrian, servicing and emergency routes and provide uncluttered access to the building.
- At 5.8 the D&AS confirms that the landscape management of the public realm amenity spaces will remain under the ownership and control of Purpleplexed LLP. The external spaces will be managed and maintained through a management company. Maintenance operations and schedules are specified in Appendix 3, Landscape Maintenance and management Plan.

Supporting plans

Detailed landscape proposals are set out in drawings:

- 0225_SEW_PH_7001 Rev 5, Proposed Landscape
- 7102 Rev 01, Planting Plan,
- 7003 Rev 00, Outline levels
- 9150 and 9151, Landscape sections (1 and 2 of 2)
- 9152 and 9153, Landscape details (1 and 2 of 2)
- 9154, Groove paving detail

And in documents:

- 0225_SEW_PH_9001, Specification of planting and soft works
- 0225_SEW_PH_9000, Landscape maintenance and management plan

Recommendation

Following receipt of the amended drawings submitted on 21 April, there is no objection to the landscape proposals.

Officer's Comments:

Following further improvements to the landscaping proposals this plan list has since been updated and approved by the Council's Landscape Architect.

WASTE:

The Council's Waste Development Manager has reviewed the proposals and confirmed that the number of bins proposed is sufficient and that they are suitably accessible.

SUSTAINABILITY OFFICER:

I have no objections to the reserved matters proposals.

DESIGN AND CONSERVATION:

This application has been extensively discussed and developed with the architects. The works have been very carefully detailed to include the repair and restoration of this Locally Listed Building and its reuse with well designed modern additions that reflect the industrial history and character of the area

There are no objections in principle to the works, my only query is re the lighting of the "power" sign, ie internal or external? And also, whether the building is to be lit to highlight the gap between the dark green perforated over cladding and the lighter toned cladding below, and if so, how this will be done

There are no objections to the hard landscaping and external lighting proposals.

ENVIRONMENTAL PROTECTION UNIT:

EPU have no comment we wish to make regarding this application (reference 59872/APP/2015/665) as our concerns have been addressed by specific noise conditions at this site.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

As stated in the assessment of the original outline application, the existing site is largely vacant, with the exception of part of the Shipping Building which was refurbished following the granting of planning permission in 2001. The applicant has provided a detailed and confidential review of the measures taken to market the immediately available Shipping Building and the, still to be refurbished, Cabinet Building, with both offers struggling to attract tenants. The report concludes that including a mixed use residential, retail and leisure offerings alongside the employment land within the scheme would improve the attractiveness of the commercial offer to potential B1 occupiers.

The applicant has stated that the scheme will deliver up to 4000 jobs at the site and will also provide up to 510 dwellings, both of which accord with the objectives of the Heathrow Opportunity Area. In addition the proposal would result in a net increase of up to 10,800 square metres of B1 floor space (including 2,914 square metres in a separate application for the cabinet building) at TOVF site.

The proposed redevelopment of the Power House building with an energy centre, music venue/restaurant and cafe was approved within this area of the site as part of the outline consent for the redevelopment of the site. Approved as part of the outline consent was a parameter plan, which included the parameters within which the buildings should be located. The proposed building is in accordance with the parameter plan in terms of height and footprint.

As such, the use of the building would be in accordance with the approved parameter plan and no objection is raised in this regard.

7.02 Density of the proposed development

No residential units are proposed as part of this application. As such, density is not relevant to the application.

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

The impact on the heritage of the borough was considered as part of the originally approved outline application, and was considered acceptable, subject to conditions. The proposed refurbishment of the Listed Building is not considered to impact on this previous assessment

7.04 Airport safeguarding

The proposed development is within the height parameters approved at outline stage. BAA and NATS Safeguarding have reviewed the application and raise no objection to the application from an airport safeguarding perspective, subject to the attachment of an appropriate condition to any consent requiring lighting on the retained chimney. As such, it is considered that the proposal would not impact on the safe operation of any airport.

7.05 Impact on the green belt

The site is not located within the Green Belt, so there are no Green Belt issues relating to this application.

7.07 Impact on the character & appearance of the area

The objectives for the wider site included in the master plan, include amongst other things, the promotion of a high quality scheme reflective of the area's general character as well as reinforcing local distinctiveness.

The site lies in the Hayes Botwell: Thorn EMI Conservation Area, and forms part of the old EMI factory site, which played an important part in the history of Hayes. It retains a number of large historic industrial buildings from the 19th and 20th centuries, a number of which are Locally Listed. Directly to the north is Enterprise House, an early concrete clad metal framed structure, which dates from the early 20th century and is grade II listed. This building has a very distinct appearance and is considered as a local landmark, it was also part of the original EMI site when first constructed.

The proposed refurbishment and extension of the locally listed Power House building has been subject to extensive discussion with the Council's Conservation and Design Team. The design rationale for the project has been very much influenced by the history of the site; with the building's design and materials reflecting the history of the site in its industrial heyday. The height and footprint of the building are in accordance with the outline planning permission.

Whilst the Council's Design and Conservation Officer raised no objections in principle to the works, they have queried the lighting of the "power" sign and whether the building is to be lit to highlight the gap between the dark green perforated over cladding and the lighter toned cladding below. This query was passed onto the applicant who responded that the letters on the roof will not be internally lit but will be up-lit and that it is intended that the building will be up-lit, likely to be via spot lights installed in the pavements on the building edge and that the mesh would overhang the lighting. Following receipt of this information the Council's Conservation and Design Officer has confirmed they are happy with the proposals.

The overall development is considered to be a well designed building which will have a positive impact on the visual amenities of the surrounding area, in accordance with Policies BE13 & BE19 of the Hillingdon Local Plan.

7.08 Impact on neighbours

It should be noted that the consideration of potential impacts upon neighbours formed part of

the assessment of the outline application. Matters considered include the construction impacts; traffic and car parking; noise and general disturbance; overlooking, outlook and overshadowing. The reserved matters are consistent with the details and principles considered at the outline stage which were considered acceptable on balance.

Phase 4 is located centrally to the northern edge of the site, opposite Enterprise House and residential properties to the east on the northern side of Blyth Road. The existing Listed Building would remain and the extensions proposed will be located to the south of the building, adjacent to 'The Groove' and within the body of the wider development site, so there is unlikely to be any impacts generated from this development that would affect neighbouring properties. In addition, the scale and location of the building was approved at outline stage, and the proposed building corresponds with the information provided at that stage.

Noise and air quality aspects were considered as part of the outline application. The Environmental Statement submitted as part of the outline application considered the potential noise and air quality impacts associated with the development and appropriately worded conditions of approval were imposed on the outline planning permission. The Council's Environmental Protection Unit confirmed they would continue to control these detailed design aspects through the discharge of conditions and as such, there are no issues to consider in the subject application for reserved matters.

No additional or different issues have been identified as part of the consideration of this reserved matters application. As such, the scheme is considered to be acceptable. The scheme accords with the UDP policies and design guidance which seek to protect the amenity of neighbours.

7.09 Living conditions for future occupiers

No residential units are proposed as part of the application, accordingly there will be no future residential occupiers.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Part of the consideration of the outline application included means of access for the entire site. The Council's Highways Engineer and TFL have considered the traffic and parking impacts of the scheme on the surrounding area. The outline application was specifically supported by a transport assessment and travel plan along with drawings detailing access, turning (refuse vehicle swept paths) and parking (cars, bicycles, car club, motorcycle allowance, 10% accessible parking provision allowance). In addition, appropriately worded conditions of approval in respect of traffic management, parking numbers and allocation for example were imposed on the outline consent.

It should be noted that matters relating to access and layout were approved under the outline consent. All potential transport impacts of the scheme were considered at the outline stage with details for on-site matters being secured as part of planning conditions, and no significant changes or differences posed in the current application, there are no further issues raised by this scheme.

As part of the application a temporary parking area providing up to 12 spaces will be provided adjacent to the Boiler House temporary parking area as a short term solution. In the medium term, permanent parking will be provided elsewhere on site within the Material Store and Assembly Building. Vehicle access will be provided from Blyth Road and through Powerhouse Lane. The Groove will form the main pedestrian thoroughfare and vehicular

access will be controlled for servicing only with the use of rising bollards.

The reserved matters application for landscaping and appearance for this phase accords with the outline permission.

7.11 Urban design, access and security

It is considered that there are no urban design or security issues arising from the proposal. Access is considered in other sections of the report.

7.12 Disabled access

The Council's Access Officer has had extensive involvement during the design and planning process of the proposals. They have considered the submitted reserved matters details and raise no concerns in respect of conditions 2 and 3 concerning appearance and landscaping. The proposed scheme is therefore acceptable from an accessibility standpoint.

7.13 Provision of affordable & special needs housing

No residential units are proposed as part of this application. As such, this is not relevant to the application.

7.14 Trees, landscaping and Ecology

To the rear of the Power House, The Groove forms the space connecting the major public buildings, including the residential and employment components. On the Blyth Road frontage the set back of the Power House from the carriageway will be punctuated by broad bands of soft landscape including mown grass, blocks of monoculture shrubs and rows of tree planting perpendicular to the carriageway. The bands of soft landscape will be interspersed with paved access to the building.

Vehicular access into the complex will be via Power House Lane. This features shared surfacing with flush finished kerbs to define the carriageway. Pedestrian priority has been emphasised through the continuation of the distinctive striped paving pattern of The Groove which crosses the Power House Lane. Telescopic bollards will restrict vehicular access to The Groove, for use by occasional maintenance, servicing and emergency access only.

The proposals reflect the original design concept as set out in documents submitted as part of the outline planning permission granted in April 2013. The green street frontage will provide a soft landscaped setting to the building and will have a significant beneficial impact on the Blyth Road street scene. The verdant landscape setting has been carefully detailed to take into account pedestrian, servicing and emergency routes and provide uncluttered access to the building. The landscape management of the public realm amenity spaces will remain under the ownership and control of Purplexed LLP. The external spaces will be managed and maintained through a management company.

The Council's Landscape Architect has reviewed the proposals, which have been amended and improved through the design process, and has raised no objections to the submitted details.

7.15 Sustainable waste management

The sustainable waste features of the proposed development were considered as part of the outline application. The application was supported by a Waste Strategy, Waste Management Plan as well as drawings describing waste vehicular access into the site. In the course of considering the outline scheme, the Highways and Waste teams confirmed that waste arrangements could be suitably accommodated on the site.

The Council's Waste Development Manager has reviewed the proposals and confirmed that

the number of bins proposed is sufficient and that they are suitably accessible.

7.16 Renewable energy / Sustainability

The Council's Sustainability Officer has been involved with discussion through the design process of the development. They have reviewed the submitted plans and raise no objection to the scheme as proposed. As such the development is acceptable in terms of energy and sustainability.

7.17 Flooding or Drainage Issues

Flood risk and the drainage of the site, including sustainable drainage was considered as part of the originally approved outline application, and was considered acceptable, subject to conditions. The proposed development does not impact on this previous assessment.

7.18 Noise or Air Quality Issues

Noise and air quality aspects were considered as part of the outline application. The Environmental Statement submitted as part of the outline application considered the potential noise and air quality impacts associated with the development and appropriately worded conditions of approval were imposed on the outline planning permission. The Council's Environmental Protection Unit confirmed they would continue to control these detailed design aspects through the discharge of conditions and as such, there are no issues to consider in the subject application for reserved matters.

7.19 Comments on Public Consultations

No public responses were received as a result of the consultation on this application.

7.20 Planning obligations

The planning obligations for the development of the site were secured as part of the Outline Planning Permission and the subsequent application to vary the phasing.

7.21 Expediency of enforcement action

No enforcement action is required in this instance.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the

conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

None

10. CONCLUSION

The proposed development has been designed in accordance with the parameter plan and design code, which were approved at outline stage. The design and appearance of the refurbished building is considered to have a positive impact on the visual amenities of the surrounding area and the urban form of the development has improved since the outline stage.

Therefore, the application is recommended for approval.

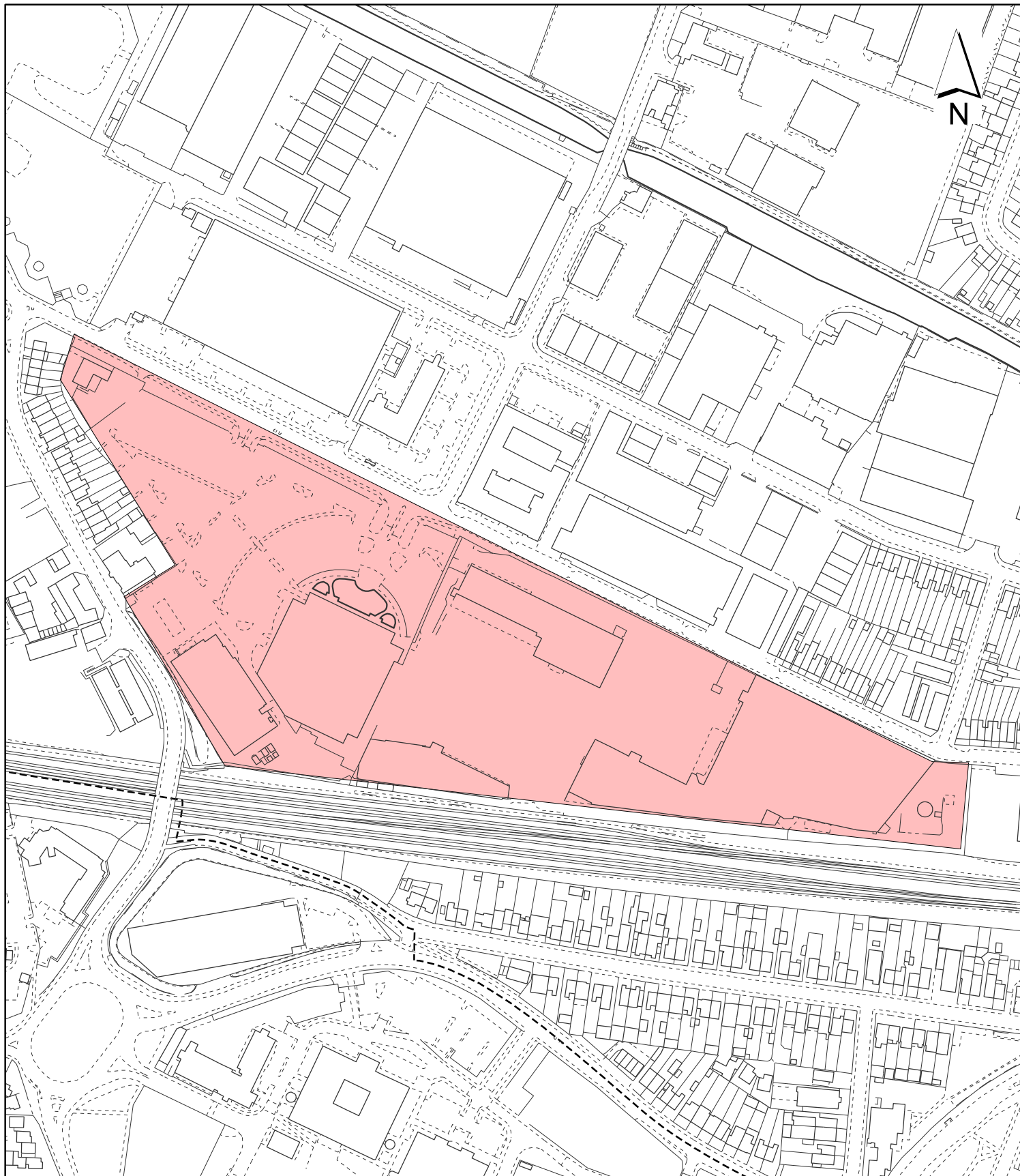
11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
Revised Early Minor Alterations to the London Plan (October 2013)
National Planning Policy Framework

Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Document - Planning Obligations
Hillingdon Supplementary Planning Guidance - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Land Contamination

Contact Officer: Ed Laughton

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address:

**The Old Vinyl Factory
 Blyth Road
 Hayes**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:

59872/APP/2015/665

Scale:

1:3,000

Planning Committee:

Major

Date:

May 2015



HILLINGDON
 LONDON