

Report of the Head of Planning, Sport and Green Spaces

Address THE PRINCE ALBERT PH PIELD HEATH ROAD HILLINGDON

Development: Redevelopment of site with a two storey block to provide 9 x two-bedroom flats with associated access, parking and landscaping

LBH Ref Nos: 704/APP/2015/1071

Drawing Nos: 14050cv-01
6133/00 Rev. A
Planning, Design and Access Statemen
Air Quality Assessmen
PRALRPA-APR14
PRALTR-APR14 (Theoretical Shading Plan
PRALTRP-JAN15
Land Registry Title Plan and Register
6133/07 Rev. E
6133/08 Rev. B
6133/10 Rev. A
6133/11 Rev. A
6133/12 Rev. B
6133/13 Rev. B
6133/14 Rev. B
6133/15 Rev. A
Example Threshold Details
PRALTR-APR14 (Tree Crown Spread Plan
Tree Survey
Transport Statement
Sustainable Design and Construction Report - Energy and Environment:
Aspects
Phase I Environmental Repor
Agent's E-mail dated 30/4/15

Date Plans Received:	23/03/2015	Date(s) of Amendment(s):	29/05/2015
Date Application Valid:	30/03/2015		23/03/2015
			30/04/2015

1. SUMMARY

This application seeks permission to re-develop the site of the former Prince Albert Public House, which has now been demolished, for residential purposes, to comprise a two-storey, 'L'-shaped flatted block providing 9 two-bedroom flats with associated parking and landscaping.

The scheme is of an appropriate low-key, two storey bulk and scale which accords with the Mayor's density guidance, whilst the building is sufficiently set back from its eastern boundary to maintain the openness of the adjoining Green Belt. Further, the building is of an attractive traditional design using hipped roofs which would improve the visual amenities of the area by replacing an existing large unauthorised car park.

The scheme has been sensitively designed so it does not harm the amenities of surrounding residents and affords a good standard of residential accommodation for its

future occupiers. The scheme makes adequate provision to retain existing adjoining trees and the Council's Highway Engineer advises that the scheme is acceptable on highway grounds.

This is a well considered scheme which respects its surroundings whilst optimising the housing potential of the site and creating a good quality residential environment. It is recommended accordingly.

2. RECOMMENDATION

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

A) That the Council enter into a Section 106/S278/S38 Agreement or other appropriate legislation to secure:

1. Widening and re-instatement of the adjoining public footpath.

B) That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

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

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before the 31st July 2015, or any other period deemed appropriate that delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:

'The applicant has failed to ensure that the necessary works to the adjoining public footpath would be undertaken in a timely manner and to an appropriate standard. The scheme therefore fails to ensure that highway and pedestrian safety would not be prejudiced and conflicts with Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).'

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

F) That if the application is approved, the following conditions be attached:-

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 6133/07 Rev. E, 6133/08 Rev. B,

6133/10 Rev. A, 6133/11 Rev. A, 6133/12 Rev. B, 6133/13 Rev. B, 6133/14 Rev. B, 6133/15 Rev. A 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 (2015).

3 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).

4 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including details of the balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 RES8 Tree Protection

No site clearance or construction work shall take place until further details have been submitted to, and approved in writing by, the Local Planning Authority with respect to tree protection that specify that the arboricultural consultant is retained to supervise / monitor work to, and close, the retained trees at key stages of the development.

Thereafter, the development shall be implemented in accordance with the approved details. Protective 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:

- 1.a There shall be no changes in ground levels;
- 1.b No materials or plant shall be stored;
- 1.c No buildings or temporary buildings shall be erected or stationed.
- 1.d No materials or waste shall be burnt; and
- 1.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).

6 COM9 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 Means of enclosure/boundary treatments
- 2.b Car Parking Layouts including a parking allocation scheme
- 2.c Hard Surfacing Materials
- 2.d External Lighting
- 2.e Other structures

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.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.

4. Schedule for Implementation

5. Other

- 5.a Existing and proposed functional services above and below ground
- 5.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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 RES13 Obscure Glazing

The secondary side living/ dining room windows to units 2 and 9 facing Pield Court and Nos. 1-3 Holly Court Mews respectively shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

8 NONSC Balcony Screens

No development shall take place until details of balcony/patio screens for units 2, 6, 7 and 9 have been submitted to and approved by the Local Planning Authority. The approved screening shall be installed before the development is occupied and shall be permanently retained for so long as the development remains in existence.

REASON

To safeguard the privacy of residents in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

9 RES18 Lifetime Homes/Wheelchair Units

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

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (2015) Policies 3.1, 3.8 and 7.2.

10 RES24 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

11 NONSC Sustainable Water Management Scheme

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. 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.
 - ii. 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).
 - iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.
 - iv. During Construction
 - a. measures taken to prevent pollution of the receiving groundwater and/or surface waters

b. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

b) Foul water

i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.

c) Ground water

i. Where infiltration techniques (soakway) or a basement are proposed a site investigation must be provided to establish the risk of groundwater flooding on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

ii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.

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 (March 2015) 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 (March 2015), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2015).

12 NONSC Contaminated Land

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

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all

potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

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

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

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

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

13 NONSC Energy Efficiency

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 Sustainable Design and Construction Report - Energy and Environmental Aspects, Revision A (Eco Energy & Environmental Ltd, February 2015) shall be submitted to and approved in writing by the local planning authority. The details shall include roof plans and elevations for any proposed Photovoltaics. 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 on a quarterly basis 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 (March 2015).

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.

NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.15	(2015) Water use and supplies
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2015) Cycling
LPP 6.13	(2015) Parking
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 7.16	(2015) Green Belt
LPP 7.21	(2015) Trees and woodland
OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804/805/808).

4 12 Encroachment

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

5 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory

booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

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.

7 115 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.

8 121 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. CONSIDERATIONS

3.1 Site and Locality

The site of the former Prince Albert Public House is located on the southern side of Pield Heath Road, approximately 70m to the east of its junction with Colham Green Road and currently comprises an unauthorised 50 space car park. The site is rectangular and extends to 0.16ha in size with the former car park area of the public house on the eastern side of the site having been extended across the site of the recently demolished building and its rear beer garden. Following the service of an enforcement notice, the unauthorised car park is not currently in use and its entrances have been blocked.

The character of the surrounding area is mixed, although the immediate area is predominantly residential, including a row of chalet style bungalows immediately opposite the site. Holly Cottage Mews, a gated development of 10 mews style properties which wraps around the site at the rear immediately adjoins the site to the west. To the east, the application site abuts the Metropolitan Green Belt, which along the road frontage is in use as allotments, with public open space adjoining the allotments at the rear. Hillingdon Hospital is sited some 90m to the west of the site, on the south western corner of the junction of Pield Heath Road and Colham Green Road, whereas on the south eastern corner of this road junction is the Orange Peel Hotel/Public House which has recently closed. There is also a small parade of shops on the opposite side of the road, approximately 50m to the west of the application site.

The area of the car park is level, although the adjoining land slopes down towards the rear so that the car park surface is some 2m higher than adjoining land at the rear, including the allotments to the east and Holly Cottage Mews properties and their access to the south and west. Along the eastern boundary of the site, adjoining the allotments are a number of mature trees.

The site is located within an Air Quality Management Area and has a Public Transport Accessibility (PTAL) Level of 3 (on a scale of 1 to 6 where 6 represents the highest level of accessibility and 1 the least).

3.2 Proposed Scheme

This proposal is for the redevelopment of the site to provide a two storey 'L-shaped' flatted block comprising 9 two-bedroom residential units, with associated car parking for 9 vehicles, including 1 disabled space provided at the rear, accessed through an archway within the building, landscaping and amenity space.

The two storey block would have a hipped roof with gable features. The main block would be parallel with and set back some 2.4m from the road frontage. It would be 32.5m wide, set back some 5.8m from the eastern side boundary which adjoins the allotments and 1m from the western side boundary of the site adjoining Holly Cottage Mews. The main block would have a depth of some 10.4m and an eaves height of 5.4m and ridge height of 8.8m.

The projecting wing would be sited adjacent to the eastern edge of the site, and project approximately 24m from the rear elevation of the main block, to set back from the rear boundary of the site by on average 3.4m. The block would have a main width of 7.7m, with an identical eaves height to the main block, but a reduced ridge height of some 8m.

The main block would have a symmetrical frontage with recessed entrances each side of a centrally sited main projecting gable, below which vehicular access would be taken, with smaller gable features each side. At the rear, 3 of the first floor units would have balconies with a fourth having a part covered and part open terrace. Within the rear courtyard, the car parking area for 9 vehicles would be provided towards the rear, with a 107sqm communal amenity area sited between the parking area and the main block. Large private patio areas would also be provided within the courtyard for 3 of the four ground floor flats, with another private patio provided at the side of the main block adjoining the allotments.

Each entrance to the main block on each side of the internal driveway would have a separate pedestrian access from Pield Heath Road, with a through connection into the car park courtyard. This would also access the entrance to the rear wing from a segregated

footpath. A third footpath from Pield Heath Road would also be provided to the east of the building providing access to the integral bin store, sited between the main and projecting wings of the building. The proposal would involve widening the adjacent highway public footpath to 2m in order to accommodate the required visibility splay. Boundary treatment along the road frontage would be 1.2m high metal railings. Lockers for cycle storage would also be provided within the three entrance stairwells to the building.

The application is supported by the following documents:

Planning, Design and Access Statement:

This provides an introduction to the statement, describes the site and its surroundings, together with the development proposals. Planning history is described and relevant national, regional and local planning policy and guidance is outlined. A planning analysis is provided, and considers the scheme in terms of the principle of residential development which highlights the pressing need for more homes in London, density, design and layout, appearance and form, amenity, natural environment, access and parking provision, air quality and contaminated land. The statement goes on to consider climate change mitigation and Lifetime homes standards, planning obligations and concludes that the proposal represents an appropriate form of development on this previously developed site which would provide much needed housing, whilst visual and residential amenity of the surrounding occupiers would not be harmed, a good standard of environment for future occupiers can be achieved, highway safety would not be compromised and sufficient parking would be provided.

Transport Statement:

This provides an introduction to the report, describes the site, local highway network and development proposals. It then goes on to consider access and servicing arrangements, proposed parking provision and visibility requirements. The methodology used to predict traffic generation is described and results are presented, with the largest increase in traffic generation being in the PM peak, with 5 additional two-way trips. Alternative sustainable transport and accident records are assessed. The statement advises that there are no accident records in the immediate vicinity of the site access and the trip generation associated with the development would be negligible and the site is reasonably well served by public transport. The statement concludes that there are no overriding highway issues to prevent planning permission from being granted.

Phase 1 Environmental Report:

This assesses the potential for land contamination at the site. It concludes that there are negligible/low risks associated with the land quality and any contamination if present is likely to be localised and associated with made ground from previous site use.

BS5837 Tree Survey:

This assesses the impact of the proposals upon existing trees on and surrounding the site.

Air Quality Assessment:

This provides an introduction to the study, noting that the site lies within an Air Quality

Management Area and describes the site and outlines relevant air quality legislation. Methodology is described and results are presented. The report concludes that dispersion modelling was undertaken to predict pollutant concentrations across the development arising from the local road network and results show that exceedences for nitrogen dioxide are unlikely at any location on the development so that the site is suitable for residential use without any mitigation measures to protect future users from poor air quality and that air quality should not prevent planning permission being granted.

Sustainable Design and Construction Report - Energy and Environmental Aspects:

This provides an introduction to the report, describes the development proposals and provides an executive summary. It goes on to assess the various technologies available to improve the energy efficiency of the development.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no directly relevant planning history on this site.

Two pre-application enquires have been submitted previously on this site, the first in 2010 for its redevelopment to provide a 2.5 storey 'L'-shaped block for 17 one and two bedroom units (PE/00085/2010 refers), the second in 2013 to provide 8 residential units, 4 two bedroom flats and 4 three bedroom houses (PE/00049/2013).

An Enforcement Notice was served on 26 February 2015 as regards the unauthorised use of the site as a car park. The notice took effect on 1 April 2015 and there was a 1 month period for compliance. The use of the land as a car park has ceased and the entrance to the land has been blocked off so that the requirements of the Enforcement Notice have been complied with.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- NPPF1 NPPF - Delivering sustainable development
- NPPF6 NPPF - Delivering a wide choice of high quality homes

NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.15	(2015) Water use and supplies
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2015) Cycling
LPP 6.13	(2015) Parking
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 7.16	(2015) Green Belt
LPP 7.21	(2015) Trees and woodland
OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **4th May 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

46 neighbouring properties have been consulted on this application, together with the Cowley Community Residents' Association and a notice was displayed on site on 14/4/15. A total of 13 responses have been received, 11 objecting to the proposals, 2 in support, together with a petition with 46 signatories.

The petition states:

'We are concerned about the planned development on the former site of The Prince Albert Pub, which was demolished without notification and had a car park placed on the site without the necessary consent or permissions required to do this. The new plan proposed for the site is to construct a double storey, L-shaped block of 9 flats that would take up the vast majority of the current site. Our concerns regarding this include:

- The first floor flats would all be equipped with balconies meaning that the properties surrounding would become far more overlooked
- The current surface water drainage system around Pield Heath Road seems to be under significant pressures and unable to handle what current properties are in the area; given that each time there is a moderate amount of rainfall the whole of the road around the corner of Pield Heath Road and Colham Green Road becomes waterlogged and flooded; were 9 more homes to be erected on the Prince Albert Pub site, this would only increase the drainage problems. Equally the foul drainage system in place was designed for far fewer homes than it is already serving, adding additional homes will cause greater problems and the potential for the existing existing system to become 'backlogged'. You will see (if you are minded to read the documents on the site provided below) that there are no plans for additional road or foul water water drainage for the site.
- Part of the Council's reason for the closure of the car park on site was that it would contravene the Council's green policy by encouraging additional traffic to the area. Building additional property in the are will result in further congestion on the road as well as additional traffic from the new residents.
- Each of the 9 properties is allocated a single car parking space meaning the surrounding roads will

see what limited spaces there are taken up with any additional cars parking in them.

- Should the plans go through, this would also set a precedent for development, and given the planning permission that has been applied for on The Orange Peel pub the concerns above would only be exacerbated.

- Application is conveniently timed, due to the upcoming elections, John Randall MP is no longer handling new cases meaning that we are caught in a time of 'limbo' in to whom we are able to appeal to regarding this building case. John Randall MP has stated, on his website, that all new matters should be brought to the attention of any of the candidates standing in this year's election for Uxbridge and South Ruislip.'

Individual objection comments:

(i) Building will be large and visually overbearing, with too much development and out of keeping with neighbouring properties which are mainly single storey bungalows,

(ii) Building too close to the road,

(iii) Inappropriate design on this part of the road

(iv) Building will overlook properties on two levels, including balconies, reducing privacy

(v) Proposed design will have impact upon 1 - 3 Holly Cottage Mews, particularly No. 2 as Pield Heath Road is 1m higher and light is already restricted and open space from the car park will be reduced by proximity of the building,

(vi) Proposal will reduce daylight to surrounding properties,

(vii) Proposal will reduce security for surrounding properties,

(viii) Will reduce ability for peaceful enjoyment of our home and garden,

(ix) Pield Heath Road already busy and congested. This proposal with additional traffic and the traffic movements associated with its access opposite existing residential driveways will be a safety hazard. Emergency vehicles attending Hillingdon Hospital already often have to sound sirens to get past traffic. Part of Council's reason for closing car park was that it contravened green policy by resulting in additional traffic and more congestion,

(x) Proposal will result in noise, pollution, dust and general disturbance at all times of the day and night, particularly as entrance to residents parking would be opposite homes and gardens,

(xi) Construction traffic will result in noise and general disturbance,

(xii) One parking space per flat is inadequate when most households have more than 1 car so surrounding roads will have additional car and visitor parking. Also, no provision for servicing,

(xiii) Current drainage system unable to deal with moderate amount of rainfall and area becomes waterlogged. Additional properties will increase drainage problems,

(xiv) Foul drainage system designed for fewer homes and proposal would exacerbate existing problems,

(xv) Increased waste will result in litter, smells and encourage vermin,

(xvi) Proposal will set precedent for similar development, such as at The Orange Peel Public House and development needs to be considered together,

(xvii) Property values will depreciate,

(xviii) More consultation needed,

(xix) Public house was demolished without notice and illegally had a car park built when plans for the site's redevelopment were already in place,

Comments in support:

(i) We like the look of the flats - how many will be social housing?

(ii) Although not against this development, the dustbin area should not be sited so close to the road and better sited at the entrance to the rear block.

A Ward Councillor has requested that this application be presented to committee.

A further period of consultation was carried out on the revised plans received on 29/5/15, to which 5 objection responses have been received which re-iterate the objector's previous concerns.

Internal Consultees

INTERNAL CONSULTTEES:

HIGHWAY ENGINEER:

The highway works, including widening of the footway to 2m at the frontage along Pield Heath Road to achieve the required visibility sightlines, will require a s106/s278/s38 agreement for the dedication of land as highway and for the works to be carried out.

The applicant has revised the proposals to address previous concerns regarding vehicular headroom, vehicular swept paths, reinstatement of existing crossover and confirmed provision for charging points for electric vehicles in car park.

There are no highway objections to these proposals.

TREES/LANDSCAPING OFFICER:

Landscape Character/Context:

Site description:

- The site is situated close to Hillingdon Hospital, to the south of Pield Heath Road and to the east of the junction with Colham Green Road.
- It is bounded to the west by the access road to Holly Cottage Mews, to the south by houses and to the east by allotments.
- The plot was, until recently, occupied by a pub fronting onto Pield Heath Road, situated in the north-west corner of the site, with ancillary buildings to the rear. A pub garden occupied the south-west corner and the eastern side of the plot provided a surfaced car park for customers, with dropped kerb/access off Pield Heath Road.
- The pub garden was laid to lawn with occasional trees and shrubs around the edges.
- The most significant landscape feature influencing the site is the line of off-site trees and hedgerow species growing along the west boundary of the allotments. The canopy of these trees oversails the site.

Landscape Planning designations:

- There are no Tree Preservation Orders and no Conservation Area designations affecting the site.

Landscape constraints/opportunities:

- The canopy protection area and root protection area of the off-site trees is likely to extend into the site. In the course of a pre-application meeting the Council stressed the need to take into account the safeguarding of these trees.
- Since the pre-application meeting, the pub and ancillary buildings have been demolished and the pub garden removed. The whole site has been covered in tarmac, for use as a temporary car park.

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.

- The submitted Topographical Survey, by Survey Solutions, is no longer representative of the site conditions, as it was undertaken prior to the demolition of the buildings. The inspection is dated March 2014, with a second stage review dated January 2015.

- A Tree Survey, to BS5837:2012, has been prepared by Unwin Forestry. This includes a Tree Constraints Plan (TCP), Arboricultural Implications Assessment (AIA), Tree Retention proposals and an Arboricultural Method Statement (AMS). The survey assesses the condition and value of 11No. individual trees, tree groups, hedges and shrubs.
- A number of the trees are considered to be 'B' rated: T4 a pine, G8 sycamores, T10 a sycamore and G11 sycamores. Trees of this quality should generally be retained as part of a development.
- The remaining species are graded 'C': H1 hawthorn, H2 hornbeam, S3 hazel, H5 cherry laurel, G6 mixed shrubs/small trees and G7 sycamore. 'C' grade specimens have shorter useful life expectancy and are not a serious constraint on development sites, albeit their retention should be considered if feasible.
- According to the AMS (section 6.0), most of the existing trees can, and will be retained, with some selective pruning (and ivy removal) to improve the spatial relationship between the proposed building and the trees.
- Details and the sequence of tree protection measures are specified.
- The tree report is supported by a Root Protection Area (RPA) Plan, a Tree Retention and Protection Plan, a Theoretical Shading Plan.
- The Design & Access Statement fails to make specific reference to the existing landscape features or the landscape objectives/aspirations for the site.
- The Proposed Site Layout indicates the disposition of the buildings and external (hard and soft) landscape, without conveying any specific design objectives.
- A detailed landscape scheme will be required to provide attractive and usable spaces and outlook for the residents and to reduce the impact of the central car park court to the rear of the building.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

Recommendations:

The amended observations are made in the light of the revised drawings, received on 5 May 2015. No objection, subject to the above observations and RES6, COM7, RES8 (details submitted but a condition should specify that the arboricultural consultant is retained to supervise/monitor work to, and close, the retained trees at key stages of the development), COM9 (parts 1, 2, 4, 5 and 6).

WATER AND FLOOD MANAGEMENT OFFICER:

There are no objections to this development, however I would recommend an appropriate condition to ensure that surface water is managed appropriately on site, as it is in an area identified to be at risk of surface water ponding.

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. 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.
 - ii. 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).

iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.

iv. During Construction

a. measures taken to prevent pollution of the receiving groundwater and/or surface waters;

b. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

b) Foul water

i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.

c) Ground water

i. Where infiltration techniques (soakway) or a basement are proposed a site investigation must be provided to establish the risk of groundwater flooding on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

ii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.

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), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

EPU (LAND CONTAMINATION) OFFICER:

I have looked at the historic maps and the site seems to have only been a public house. There are no contaminative uses adjacent although there is a petrol garage 86 metres from the site. However we usually apply a contaminated land condition when the site changes to a more sensitive use. At this site we could apply the condition so that some soil testing is undertaken with the geo-technical investigations for the building. It was advised in the pre application that we have found contamination on these type of sites that have been used for residential housing or flats, and a desk study would be

appropriate with the application. For example the pub may have used fuel or stored materials in the yard or grounds over the years and then there will be the demolition material if not all taken away.

Contaminated Land Condition

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

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

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

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

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

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

Reason

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

ACCESS OFFICER:

Initial comments:

The flats would comprise an open plan kitchen, dining and sitting area, a bathroom, and either two double bedrooms, or a single and a double. It is understood the first floor flats would have their own private balcony, whilst the ground floor units would have allocated private amenity space.

The Design & Access Statement reports on space for a future lift to allow access to all flats with the exception of flat 5. Reference to Lifetime Home Standards is also made within the statement.

The following access observations are provided:

1. Details of level access to and into the proposed dwelling should be submitted. A section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.
2. There may be scope to reduce the size of the stairwells, however, the width of the stair between handrails should be no less than 1000mm. The space to the side of the staircase should be reduced to no less than 900mm wide.
3. To allow a minimum of one bathroom within every flat to be used as a wet room at some future point, plans should indicate floor gulley drainage.

Conclusion: revised/additional plans should be requested as a prerequisite to any planning approval.

Officer Comment: Revised drawings have been submitted which overcome many of the concerns raised and a condition requiring the development to meet Lifetime Homes Standards is recommended.

SECURE BY DESIGN OFFICER:

There is no objection to this scheme in principle. Detailed specifications to satisfy secure by design standards have been forwarded to the agent, including need to avoid the use of bollards for lighting.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The former public house building was not statutory or locally listed and no objections could be raised to its loss.

There would be no objection in principle to residential use of the site within an established residential area, subject to normal development control criteria.

7.02 Density of the proposed development

Policy 3.4 of the London Plan seeks to ensure that new developments achieve the maximum intensity of use compatible with the local context and with public transport capacity. This site has a Public Transport Accessibility Level (PTAL) of 3 (where 6 represents the highest level of public transport accessibility and 1 the lowest), and Table 3.2 in the London Plan advises that an appropriate residential density for this suburban site would range from 35-65 units per hectare (u/ha) and 150-250 habitable rooms per hectare (hr/ha) for units with 4 habitable rooms (in accordance with the Council's HDAS: Residential Layouts, large rooms over 20sqm and capable of subdivision should be counted as 2 rooms which would apply to the large dual aspect open plan lounge/dining/kitchen areas). This scheme equates to a unit density of 56 units per ha and 225 habitable rooms per hectare which would comply with the Mayor's guidance and is considered appropriate in this location which although adjacent to the Green Belt is also characterised by higher density development including the mews court development at the rear of the site.

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

The application site is not located within an Archaeological Priority Area nor has it any other archaeological designation. The nearest listed building, the Grade II Listed Orange Peel

Hotel/Public House is located some 35m to the east of the application site, but with such a separation distance and given the nature of the proposed residential scheme and the closer proximity of surrounding residential development, the proposal would not harm the listed building's setting. The application site is also not sited within or close to the boundary of a conservation area or an area of special local character.

As such, it is considered that the proposals would not harm any known heritage assets.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The eastern boundary of the site adjoins the Metropolitan Green Belt. There are a number of mature trees and vegetation along this boundary which help to screen the site from views across the adjoining open Green Belt land. Although the proposed building would be sited closer to this boundary and extend along more of its depth than the former public house building, the proposed flatted block would still retain a good sized undeveloped gap of at least 5.4m to this boundary along the whole of its depth. This area would mainly be used as landscaping/informal amenity space and would provide an opportunity to enhance the boundary planting. This would be controlled by the recommended condition.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new development to harmonise with the existing street scene or other features of the area which it is desirable to retain or enhance and Policy BE19 requires development within residential areas to complement and improve the character of the area and Policy BE22 seeks to ensure that residential development of two or more storeys retains at least a 1m gap to the side boundaries.

There is no defined front building line along this part of Pield Heath Road. The proposed flatted block, being set back from the road frontage by some 2.4m would retain a similar relationship with the road than that of the former public house building on this site and would also reflect the siting of the existing Orange Peel Hotel/Public House to the west. There are chalet bungalows on the opposite side of Pield Heath Road, but development on this side of Pield Heath Road is of a more traditional two storey, including the adjoining Holly Court Mews to the rear and Pield Court to the west of the site, as was the former Prince Albert Public House building. As such, no objections are raised to the two storey height of the proposal.

Although the flatted block would occupy more of the site's road frontage than the former building, the building is set back sufficiently from the side boundaries, particularly the eastern Green Belt boundary and its frontage elevation incorporates the access arch, recessed entrance elements and projecting roof gables which all assist in breaking up the impression of the overall width of the building whilst adding visual interest. The front garden areas would also provide landscaping that will help assimilate the building.

The projecting wing at the rear has a lower ridge height and reduced overall bulk which would assist in making it appear subordinate to the main block. At the rear, the buildings would overlook the rear courtyard area and the combination of projecting elements and balconies would all add interest to the block.

Subject to an appropriate use of good quality materials which would be controlled by a recommended condition, no objections are raised to the scheme and it fully complies with

Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively. The Council's Supplementary Planning Document HDAS: Residential Layouts provides further clarification in that it advises that buildings of two or more storeys should maintain at least a 15m separation distance from adjoining properties to avoid appearing overdominant and a 21m distance between facing habitable room windows and private amenity space (considered to be a 3m deep 'patio' area adjoining the rear elevation of a property), including balconies to safeguard privacy.

Given the siting of the proposed flatted block in relation to surrounding residential properties, there would be no loss of sunlight to neighbouring properties or their gardens.

The nearest residential properties to the proposed flatted block would be Nos. 1-3 Holly Cottage Mews to the rear and 1-4 Pield Court which fronts Pield Heath Road to the west. As regards the houses on Holly Cottage Mews, the flank wall of the proposed rear wing would be sited some 15m from the nearest front elevation of these properties, which complies with the minimum 15m distance required by design guidance. Although the level of the application site would be some 2m higher than this part of Holly Cottage Mews, the modest height and narrow depth of the proposed flank elevation would prevent it from appearing unduly dominant from the front elevations of these adjoining houses. The flank wall of the rear wing would also only contain small secondary windows which can be made to be non-opening and obscure glazed, which has been conditioned. Furthermore, the first floor balcony serving the end unit (Unit 9) can be fitted with a privacy screen, to prevent users of the balcony overlooking Holly Cottage Mews, the details of which can also be required to be submitted by condition.

As regards Pield Court, although this existing flatted block does contain habitable room windows in its side elevation which would face onto the side elevation of the proposed development within a distance of some 11.5m, the proposed block would only partially obstruct these views within a 45 degree line of sight and importantly, this relationship would not significantly differ from that which existed with the siting of the former public house. Furthermore, it is only the first floor windows which would be materially affected (as the ground floor windows currently only have a very restricted outlook, facing the block's existing close boarded fencing on the side boundary) and the relative height of the first floor windows would reduce the impact of the proposed block to that of a single storey relationship.

The only other adjoining properties are the bungalows which front the opposite side of Pield Heath Road and although not so critical, given that road frontages already have reduced privacy, the proposed block would maintain a separation distance between habitable room windows greater than 22m.

As such, the scheme is considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

The proposed units would have internal floor areas ranging from 68sqm to 83sqm which would satisfy the Mayor's 61sqm minimum internal floor space standard for two bedroom,

three person flats. The residential amenity afforded by the flats would be of a good standard, with the main living/ dining/kitchen rooms all having dual aspect, and all habitable room windows having an appropriate outlook and natural lighting.

Habitable room windows would also afford adequate privacy, with all the ground floor habitable rooms having a reasonable depth of defensible space in front of their windows, including those that front the road. The only possible exception to this are the rear elevations of Units 6 and 8. Although no use of the area to the rear of these units is currently shown on the plans, clearly some limited use of this area could be made, even if the area would not be ideal in terms of providing usable amenity space due to the overshadowing by the boundary trees. This would need to be clarified and dealt with as part of the landscaping scheme which has been conditioned.

In order for this scheme to accord with the Council's external amenity space standards, a minimum of 225sqm of communal space (25sqm per two-bedroom flat) would need to be provided. The majority of the units have a good sized private patio or balcony area with only Unit 3 on the first floor having no private provision. The ground floor units have areas to the rear or at the side of the block which range from 18.3sqm to 32.5sqm. On the first floor, unit 2 would have a 10.5sqm balcony, with units 7 and 9 each served by a 7.6sqm balcony. Unit 5 would have a part covered, part open 22.2sqm terrace. Deducting each unit's area of private amenity space (excluding that part of the terrace serving unit 5 which would be covered) from its 25sqm requirement, leaves the scheme requiring 101sqm of communal amenity space to satisfy standards which is to be provided within the 107sqm communal amenity area in the courtyard which would provide suitable landscaped space. Furthermore, this site is within a 90m walking distance of the large area of public open space which includes a children's play area, sited to the rear of Holly Court Mews.

It is therefore considered that the scheme would afford an appropriate level of amenity for its future occupiers, in accordance with policies BE20, BE21, BE23 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advise respectively that proposals for development will be assessed against their contribution to traffic generation and impact on congestion, having regard to the present and potential capacity of public transport and that the traffic generated by proposed developments would need to be accommodated on principal roads without increasing demand along roads or at junctions already used to capacity, not prejudice the free flow of traffic, nor diminish environmental benefits brought about by other road improvement schemes or infiltrate local roads. Policy AM9 supports cycle provision, including the need for cycle storage provision within development schemes and Policy AM14 advises that development should accord with adopted car parking standards.

A Transport Statement has been submitted with the application. This advises that as the Council's maximum car parking standard would be 1.5 spaces per unit, the provision of 1 space per unit is acceptable in this area with a PTAL score of 3 which is reasonably well served by public transport.

The Council's Highway Engineer advises that the scheme, providing one off-street car parking space for each unit, including a disabled space is acceptable. Furthermore, since the scheme has been revised, the proposed car parking layout, including access through the

archway is satisfactory. However, the highway works, including widening of the footway to 2m at the frontage along Field Heath Road to achieve the required visibility sightlines, will require a s106/s278/s38 agreement for the dedication of land as highway and for the works to be carried out. The siting of the integral refuse/recycling store is also acceptable, allowing refuse to be collected from Field Heath Road via the path at the side of the building. One cycle space per flat would be provided within cycle lockers within the communal stairwells, with one unit (unit 1) making provision within the hallway of the flat.

The scheme, subject to satisfactory s106/s278/s38 agreement, is therefore considered to fully accords with policies AM2, AM7, AM9 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

URBAN DESIGN

This issue is addressed in Section 7.07 of the report.

ACCESS

This issue is addressed in Section 7.12 of the report.

SECURITY

A condition to require that the development satisfies 'Secure by Design' criteria is recommended.

7.12 Disabled access

The Council's Access Officer does not raise any objections in principle to this development. The plans have been amended in the light of the officer's detailed comments and a condition has been attached to ensure the scheme satisfies Lifetime home standards.

7.13 Provision of affordable & special needs housing

This proposal does not exceed the threshold beyond which an affordable housing contribution would be required.

7.14 Trees, landscaping and Ecology

Trees and Landscaping

Saved policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

The Council's Tree/Landscaping Officer advises that there are no Tree Preservation Orders nor conservation area designations affecting this site, although there are a number of off-site trees and hedgerow species growing along the eastern boundary of the site, adjoining the allotments, the canopies of which oversail the site. A number of these trees are considered to be 'B' rated which should generally be retained as part of a development. The remaining species are graded 'C' and have a shorter useful life expectancy and are not a serious constraint on development sites, albeit their retention should be considered if feasible.

The Council's Tree/Landscaping Officer advises that the submitted Arboricultural Method Statement (Section 6.0) states that most of the existing trees can, and will be retained, with some selective pruning (and ivy removal) to improve the spatial relationship between the

proposed building and the trees. Details and the sequence of tree protection measures are specified. The officer advises that a detailed landscape scheme will be required to provide attractive and usable spaces and outlook for the residents and to reduce the impact of the central car park court to the rear of the building.

Subject to recommended conditions, no objections are raised to the scheme.

Ecology

The site has little ecological interest and adjoining trees would be retained.

7.15 Sustainable waste management

The development proposal incorporates an integral refuse storage area that would provide sufficient capacity for refuse/recycling bins.

7.16 Renewable energy / Sustainability

the assessment is sufficient to provide an initial assessment of the likely energy technologies that will be required and the recommended condition is sufficiently robust to ensure that appropriate CO2 reduction targets would be met. The recommended condition forms part of the officer recommendation.

7.17 Flooding or Drainage Issues

The Council's Water and Flood Management Officer advises that there are no objections to this development in terms of any flooding or drainage issues, but recommends that a condition be attached to any permission to ensure that surface water is managed appropriately on site, as it is in an area identified to be at risk of surface water ponding. This forms part of the officer recommendation.

7.18 Noise or Air Quality Issues

Noise Issues

The proposed residential development is not likely to give rise to any significant noise issues, as compared to its residential neighbours and given that it would be sited on a main road. Furthermore, the proposed use is likely to generate less noise than that associated with the site's previous use as a public house.

Air Quality

An air quality assessment has been submitted that demonstrates that the site is suitable for residential occupation. Given the negligible traffic generation, the use would not materially impact upon air quality.

7.19 Comments on Public Consultations

The individual and petitioner comments raising material planning considerations have been dealt with in the officer's report. As regards the individual points raised, in terms of point (vii), this scheme with increased natural surveillance, will improve the security of adjoining properties and the Secure by Design Officer raises no objections to this proposal. As regards point (x), noise has been considered in the officer's report and any potential for additional pollution, dust and general disturbance would be imperceptible given the trip generation and the scheme is likely to represent a significant improvement as compared to the previous use. As regards point (xi) construction noise is a matter for Environmental health legislation and an advisory informative has been added. As regards point (xiv) the increase of 9 units would not have any material impact of the foul drainage system. In terms of point (xv), this scheme makes appropriate provision for the storage of waste and there is a

need to consider each application on its individual merits (point xvi). As regards point (xvii), property values are not a material planning consideration. As regards point (xviii), it is considered that appropriate neighbour consultation has been carried out, which has included a site notice and re-consultation on amended plans.

7.20 Planning obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of 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'.

A S106/S278/S38 Agreement would be needed to secure the following:

1. Widening and re-instatement of the adjoining public footpath.

The proposal is Mayoral and Council CIL liable.

7.21 Expediency of enforcement action

The only enforcement issue relates to the unauthorised development of the site to provide a 50 space car park which would be removed with the site's redevelopment. There are no other enforcement issues associated with this proposal.

7.22 Other Issues

Land Contamination:

The Council's Land Contamination Officer advises that having looked at the historic maps, the site seems to have only been a public house and there are no contaminative uses immediately adjacent to the site. However, as the proposal involves changing the site to a more sensitive use, the pub may have used fuel or stored materials in the yard or grounds over the years and there will be the demolition material if not all taken away, a contaminated land condition is recommended. This forms part of the officer's recommendation.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal.

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

This scheme is an appropriate use for the site which will make a small contribution towards providing much needed new housing. The development has been carefully designed to ensure that it harmonises with its environment, maintains the residential amenity of surrounding properties and provides a good standard of accommodation.

It is recommended for approval.

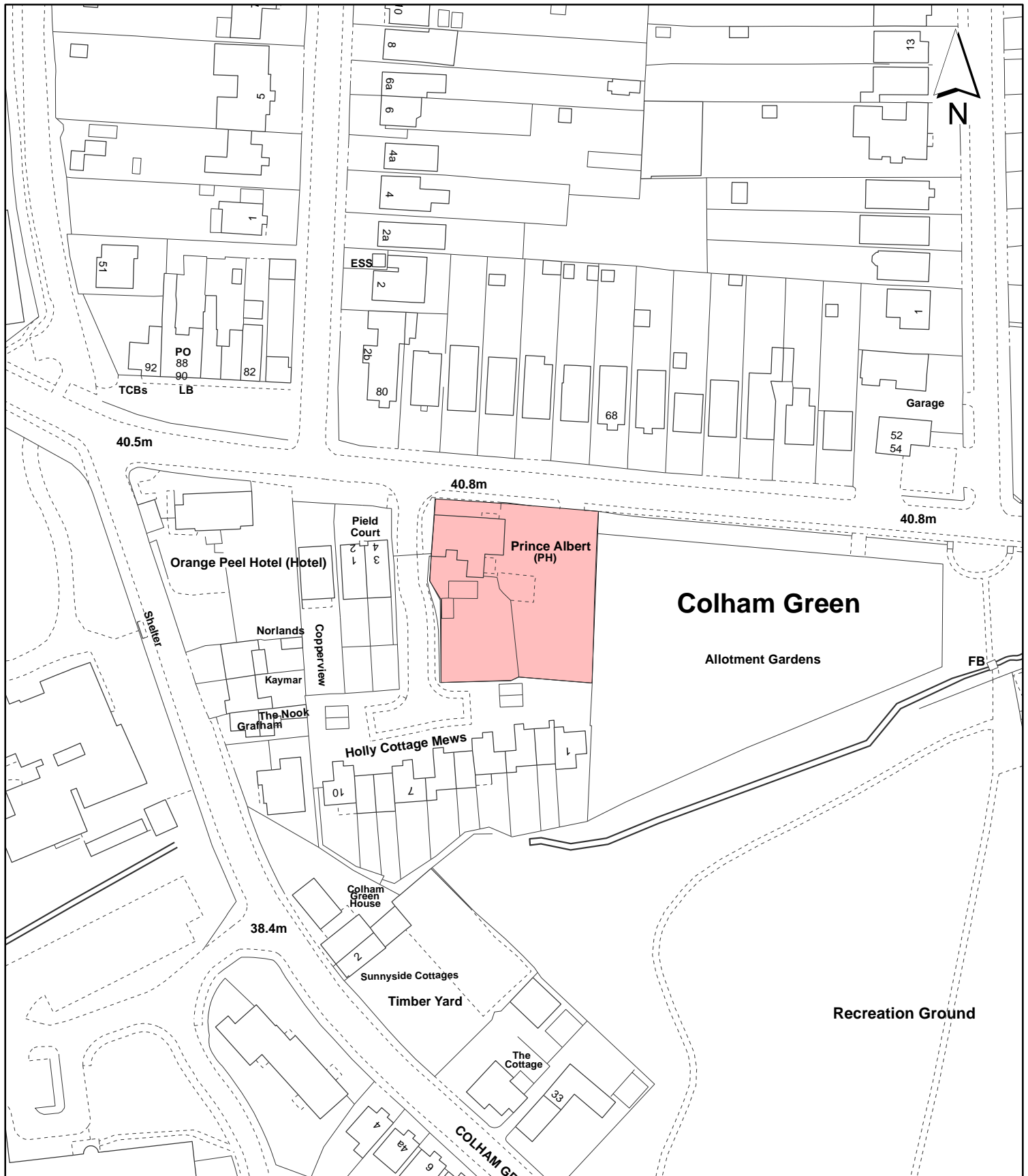
11. Reference Documents

National Planning Policy Framework (March 2012)
Planning Practice Guidance (March 2014)
London Plan (July 2011)
Hillingdon Local Plan (November 2012)
HDAS: 'Accessible Hillingdon'

Consultation responses

Contact Officer: Richard Phillips

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Notes:

 Site boundary

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Planning Application Ref:
704/APP/2015/1071

Scale:
1:1,250

Planning Committee:
Central and South

Date:
June 2015



HILLINGDON
 LONDON