

## Report of the Head of Planning, Sport and Green Spaces

**Address** THE OLD VINYL FACTORY BLYTH ROAD HAYES

**Development:** Approval of reserved matters relating to the appearance and the landscaping of Phase 2 of The Old Vinyl Factory Masterplan: The Material Store as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775.

**LBH Ref Nos:** 59872/APP/2015/1329

**Drawing Nos:**

- 14034-01-011-P Rev A Roof Plan
- 14034-99-001-P (June 2015) DAS 1 of 6
- 14034-99-001-P (June 2015) DAS 2 of 6
- 14034-99-001-P (June 2015) DAS 3 of 6
- 14034-99-001-P (June 2015) DAS 4 of 6
- 14034-99-001-P (June 2015) DAS 5 of 6
- 14034-99-001-P (June 2015) DAS 6 of 6
- 14034-01-000-P Rev A Level C
- 14034-00-002-P Rev A Site Plan
- 0228\_SEW\_MS\_7103
- 0228\_SEW\_MS\_8600
- 0228\_SEW\_MS\_8601
- 0228\_SEW\_MS\_8602
- 0228\_SEW\_MS\_8603
- 14034-00-001-P Location Plan
- 14034-01-003-P Level 3
- 14034-01-004-P Level 4
- 14034-01-005-P Level 5
- 14034-01-006-P Level 6
- 14034-01-007-P Level 7
- 14034-01-008-P Level 8
- 14034-01-009-P Level 9
- 14034-01-010-P Level 10
- 14034-02-001-P
- 14034-02-002-P
- 14034-02-004-P
- 14034-02-005-P
- 14034-02-006-P
- 14034-02-007-P
- 14034-02-008-P
- 14034-10-000-P External Building Material:
- 14034-10-001-P Typical Bay-Double window-balcony
- 14034-10-002-P Typical Bay -Single window
- 14034-10-003-P Lower level Bay - Commercial unit
- 14034-10-004-P Lower level bay - Duplex unit
- 14034-10-005-P Lower level Bay - Block entrance
- 14034-10-006-P Roof Level Bay - Block C
- 14034-97-001-P Summary Accommodation Schedule
- BD 0121 SD 001 R00
- BD 0121 SD 002 R00
- BD 0121 SD 003 R00
- BD 0121 SD 101 R01

BD 0121 SD 102 R01  
BD 0121 SD 801 R04  
BD 0121 SD 802 R0C  
14034-01-002-P Rev A Level 2  
14034-02-003-P Rev A South Elevator  
14034-02-010-P Rev B Section A-  
14034-02-011-P Rev A Section B-E  
14034-01-001-P Rev A Level 1  
14034-01-012-P Rev A Level -1  
0228\_SEW\_MS\_7101 Rev 02  
0228\_SEW\_MS\_7102 Rev 02

<b>Date Plans Received:</b>	10/04/2015	<b>Date(s) of Amendment(s):</b>	21/05/2015
<b>Date Application Valid:</b>	13/04/2015		06/07/2015
			10/04/2015

## 1. SUMMARY

The application seeks to discharge the reserved matters relating to appearance and landscaping in compliance with conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775 for of Phase 2 of The Old Vinyl Factory Masterplan: The Material Store.

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 wider site, directly to the south of the Power House (formerly known as the Neptune) which a locally listed building.

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:

14034-00-001-P  
14034-00-002-P Rev A  
14034-01-000-P Rev A  
14034-01-001-P Rev A  
14034-01-002-P Rev A

14034-01-003-P  
14034-01-004-P  
14034-01-005-P  
14034-01-006-P  
14034-01-007-P  
14034-01-008-P  
14034-01-009-P  
14034-01-010-P  
14034-01-011-P Rev A  
14034-01-012-P Rev A  
14034-02-001-P  
14034-02-002-P  
14034-02-003-P Rev A  
14034-02-004-P  
14034-02-005-P  
14034-02-006-P  
14034-02-007-P  
14034-02-008-P  
14034-02-010-P Rev B  
14034-02-011-P Rev A  
14034-10-000-P  
14034-10-001-P  
14034-10-002-P  
14034-10-003-P  
14034-10-004-P  
14034-10-005-P  
14034-10-006-P  
14034-97-001-P  
BD 0121 SD 001 R00  
BD 0121 SD 002 R00  
BD 0121 SD 003 R00  
BD 0121 SD 101 R01  
BD 0121 SD 102 R01  
BD 0121 SD 801 R04  
BD 0121 SD 802 R00  
0228\_SEW\_MS\_7100  
0228\_SEW\_MS\_7101 Rev 02  
0228\_SEW\_MS\_7102 Rev 02  
0228\_SEW\_MS\_7103  
0228\_SEW\_MS\_8600  
0228\_SEW\_MS\_8601  
0228\_SEW\_MS\_8602  
0228\_SEW\_MS\_8603;

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 June 2015 (document reference no. 14034-99-001-P)  
Bird Hazard Management Plan

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 within 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.

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
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
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.
BE25	Modernisation and improvement of industrial and business areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
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
H4	Mix of housing units
H5	Dwellings suitable for large families
H6	Considerations influencing appropriate density in residential development.
H8	Change of use from non-residential to residential
LPP 2.13	(2015) Opportunity Areas and intensification areas
LPP 2.17	(2015) Strategic Industrial Locations
LPP 2.6	(2015) Outer London: vision and strategy
LPP 2.7	(2015) Outer London: economy
LPP 2.8	(2015) Outer London: Transport
LPP 3.1	(2015) Ensuring equal life chances for all
LPP 3.10	(2015) Definition of affordable housing
LPP 3.11	(2015) Affordable housing targets
LPP 3.12	(2015) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.6	(2015) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2015) Large residential developments
LPP 3.8	(2015) Housing Choice
LPP 3.9	(2015) Mixed and Balanced Communities
LPP 4.1	(2015) Developing London's economy
LPP 4.2	(2015) Offices
LPP 4.3	(2015) Mixed use development and offices
LPP 4.4	(2015) Managing Industrial Land & Premises
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.10	(2015) Urban Greening
LPP 5.11	(2015) Green roofs and development site environs
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
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
R7	Provision of facilities which support arts, cultural and entertainment activities

### **3            I60            Cranes**

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' (<http://www.aoa.org.uk/policy-safeguarding.htm>)

### **4**

Notwithstanding the details shown on plan numbers 14034-01-000-P Rev A and 14034-01-012-P Rev A submitted as part of this application, matters relating to parking and highways details are required to be discharged under Condition 7 and Condition 26 of planning permission application reference 59872/APP/2013/3775 (dated 18/03/14). The details

included within plan numbers 14034-01-000-P Rev A and 14034-01-012-P Rev A are therefore considered indicative for the purposes of this application.

### **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 wider site, directly to the south of the Power House (formerly known as the Neptune) which is a locally listed building. 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.

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 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 2 of The Old Vinyl Factory Masterplan - The Materials Store.

The scheme proposes four residential blocks, over a plinth of part commercial and part parking. The Material Store would consist of 183 residential units of 1, 2 and 3 bed apartments spreading over 10 floors. There are 459sqm of commercial floorspace on the ground and first floor that would fall within use classes A1, A2, A3, A4, A5 or B1. Parking will be provided over two levels centrally within the building with additional on-street parking

proposed externally.

Overall heights and massing principles have been established in the outline planning consent, with 4 distinct blocks sitting above a clearly defined 2 storey podium which links the blocks together. The two storey base contains double height commercial space along the northern frontage to The Groove, and service and residential space at ground and first floors respectively to the southern railway frontage. Side streets, along Powerhouse and Pressing Plant Lane, are lined with duplex family units at Ground and First Floor Levels. This allows the base to be expressed as a distinct element and different from the residential blocks above podium level. From Level 2 up, the four blocks house simply stacked apartments and rise to different heights allowing variation against the skyline and relationships to surrounding buildings and established datum levels as set out in the approved masterplan and amendments as approved under application reference 59872/APP/2015/1330.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

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.

Application reference 59872/APP/2015/1330 granted a Non-material Amendment to planning permission ref: 59872/APP/2013/3775 to amend the approved parameter plans and Development Specification (condition 31) and amend the wording of Condition 13 (acoustic buffering) in connection with the Material Store development.

This reserved matters application is therefore submitted as Phase 2 of the revised application, as allowed as per ref. 59872/APP/2013/3775 and 59872/APP/2015/1330.

### **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.EM5	(2012) Sport and Leisure
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.H1	(2012) Housing Growth
PT1.HE1	(2012) Heritage
PT1.T1	(2012) Accessible Local Destinations

Part 2 Policies:

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
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BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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LPP 5.15	(2015) Water use and supplies
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LPP 5.21	(2015) Contaminated land
LPP 5.3	(2015) Sustainable design and construction
LPP 5.6	(2015) Decentralised Energy in Development Proposals
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R17	Use of planning obligations to supplement the provision of recreation, leisure and

- community facilities
- R7 Provision of facilities which support arts, cultural and entertainment activities

## **5. Advertisement and Site Notice**

- 5.1 Advertisement Expiry Date:- **14th May 2015**
- 5.2 Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to 115 local owner/occupiers, the Hayes Village Conservation Panel and the Hayes Town Centre Residents Association on 21/04/2015. The application was also advertised by way of site and press notices. No responses have been received.

### **HEATHROW AIRPORT LIMITED (HAL):**

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:

#### **Submission of a Bird Hazard Management Plan**

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' attached \* See para below for further information \*

The Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the flat/shallow pitched roof/s in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

#### **Information**

The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airside Operations staff. In some instances it may be necessary to contact BAA Airside Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

We would also make the following observations:

#### 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/policy-safeguarding.htm>)

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

It is important that any conditions requested in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Heathrow Airport Ltd, or not to attach conditions which Heathrow Airport Ltd has advised, it shall notify Heathrow Airport Ltd, and the Civil Aviation Authority as specified in the Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

#### Officer's Comments

Following receipt of HAL's comments the Applicant provided a Bird Hazard Management Plan which HAL have reviewed and provided the following response:

'I have reviewed the proposed Bird Hazard management Plan and can confirm that this meets our requirements. I therefore agree to the removal of the 'Flat Roof Condition' that was applied to my original response dated 13/05/15.'

HAL have therefore agreed to the removal of the Bird Hazard Management Plan condition.

#### 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**

##### ENVIRONMENTAL PROTECTION UNIT

I have no adverse comments as these matters are not relevant to EPU.

##### DESIGN AND CONSERVATION

The current scheme is in line with previous and extensive discussions at pre application stage. Overall, this is considered to be a very well designed and carefully detailed large building.

Whilst the details of the materials proposed for the elevation appear acceptable in principle, I would like to see samples for approval. With regard to the Old Vinyl factory site as a whole, we will need to take care with the materials proposed for the next phases of development, to ensure that there is some consistency in the appearance of the development.

##### Officer's Comment:

Following receipt of these comments the applicant has provided materials samples for the development. These samples have been considered by the Council's Design and Conservation Officer who has confirmed their acceptability.

#### HIGHWAYS

The proposal cannot be agreed until a revised scheme is accepted under application refs. 59872/APP/2015/1305 and 59872/APP/2015/1330.

The drawings show proposed works on the Highway, which cannot be considered under this application.

Officer's Comment:

The application seeks to discharge the reserved matters relating to appearance and landscaping in compliance with conditions 2 and 3 for Phase 2 of The Old Vinyl Factory Masterplan. Issues regarding Highways matters are covered under separate conditions and in the applications referred to in the Highway Engineer's comments. An informative has been added to cover this issue.

## **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 development was approved within this area of the site as part of the outline consent for the redevelopment of the wider 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 and scale of the building would be in accordance with the approved parameter plan which established the principle of the development as acceptable.

### **7.02 Density of the proposed development**

Density was considered as part of the originally approved outline application, and was deemed acceptable. The site wide density of the development is not proposed to change significantly as part of this application.

The outline application proposed a maximum of 510 residential units across the site. The current application proposes the erection of 183 units, which is an increase of 28 flats in this building compared to the original masterplan that proposed 155. This follows design development, including a more efficient layout, for the Material Store which now allows for an increase in the number residential units from 155 to 183 units within the same building envelope, including the provision of two-storey units at street level on both side of the roads

These changes have been subject to various lengthy pre-application discussions with officers at the Council who have confirmed that they constitute a Non Material Amendment

(NMA). A NMA application was submitted for these changes (ref. 59872/APP/2015/1330) and approved on the 15th of June 2015.

As such the minimal change in density above that approved at outline stage has already been considered by the Council and deemed acceptable.

#### **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 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. 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 new building has been subject to pre-application discussion with the Council's Conservation and Design Team. The height and footprint of the building are in accordance with the outline planning permission and the amendments approved under application reference 59872/APP/2015/1330.

The Council's Design Officer has reviewed the proposals and has commented that 'The current scheme is in line with previous and extensive discussions at pre application stage. Overall, this is considered to be a very well designed and carefully detailed large building.'

This proposed building forms part of the masterplan for the regeneration of this particular site and to make a strong and positive architectural statement about the future of the area. 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**

The building proposed is located adjacent to the Great Western Railway Line and new buildings proposed within the wider TOVF site. The 'Boiler House' and the 'Pressing Plant' will be positioned between the proposal and existing residential properties on Blyth Road.

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.

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**

### **INTERNAL FLOOR AREA**

The proposed development is for the creation of 183 flats within the site. Each of the dwellings would be erected in accordance with the floor space standards contained within Policy 3.5 of the London Plan (March 2015). Therefore, each dwelling would be considered to create residential accommodation of an acceptable size for the number of bedrooms and inhabitants being proposed.

### **EXTERNAL AMENITY SPACE**

The overall amenity requirements of the proposed The Material Store are as follows:

- 1B - 20sqm per dwelling x 58units - 1160sqm
- 2B - 25sqm per dwelling x 106 units - 2650sqm
- 3B - 30sqm per dwelling x 19 units - 570sqm

Total amenity requirement- 4380sqm

The majority of the amenity space for the Materials Store is proposed within the public podium on level 1, shared terrace and private terraces on Level 2, and the four public roof gardens on the top of each residential block. In addition to this, balconies are provided to individual flats, adding a further 336sqm of amenity space provision to the building.

In addition to space provided for residents of The Material Store, an additional 259sqm of amenity space and 27sqm of playspace is to be incorporated to provide for requirements of residents of The Boiler House, who will have controlled access to the podium garden and playspace via the concierge entrance on Powerhouse Lane.

Total amenity requirement (including provision for Boiler House residents)-  
4666sqm

Total amenity provision - 4669sqm

The proposed shared amenity space for the flats will be a mixture of formal and informal space that will provide an attractive setting for the new apartment block, together with the further buildings to be constructed around the site. The high quality landscaping throughout the site and the creation of new spaces, will benefit both future residents and workers.

Therefore, the proposed development is considered to be provided with sufficient outdoor amenity space for the occupiers of the development, in accordance with Policy BE23 of the Hillingdon Local Plan.



## LIGHT AND OUTLOOK

All of the habitable rooms within the dwellings would be provided with an acceptable source of light and outlook in accordance with Policies BE20 of the Hillingdon Local Plan and 3.5 the London Plan (2015).

## OVERLOOKING

In terms of outlook for future residents, Policy BE21 of the Local Plan seek to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

In this regard, it is considered that the site layout would provide a high standard of amenity for future occupiers. The layout provides sufficient space within the block and ensures that there is adequate separation between the units. This will result in a satisfactory outlook from the proposed units in the block and reduces the potential for nuisance and disturbance to the future occupiers. As such, the development is considered to be consistent with relevant design guidance and policies BE21 and OE1 of the UDP.

All of the units would benefit from an acceptable level of privacy and light, in compliance with the Council's standards given in The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts'.

### **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 and access was amended under application reference 59872/APP/2015/1330. 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 are posed in the current application.

The reserved matters application for landscaping and appearance for this phase accords with the outline permission. The hard and soft landscaping, including car parking locations, road layout and widths, landscaping, as well as access, are consistent with the outline proposal and details approved under application reference 59872/APP/2015/1330.

The Council's Highways Engineer is awaiting further details in relation to the discharge of Highways related conditions for this phase of the development as part of a supporting condition discharge application (reference 59872/APP/2015/1305). Whilst this condition has not yet been satisfactorily discharged, the current application relates to appearance and landscape only and the details provided for the consideration of the current application are deemed acceptable.

### **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**

All homes are designed to meet Lifetime Homes Standards. These standards ensure adaptability to the changing needs of the household as well as ease of access for family and friends who might have a disability.

10% of the units will be easily adaptable to wheelchair housing standards and will be provided in a range of sizes reflecting the mix provided in the building.

1B - 4 adaptable units

2B - 14 adaptable units

3B - 1 adaptable unit

The scheme would provide for an accessible building on all floors with the provision of DDA compliant lifts to access the upper floors of the building. Level access is provided from the building to the external areas and to the car parking areas. All new doors and finishes will fully comply with Part M of the Building Regulations. Accordingly the scheme is considered to be consistent with Policies R16 and AM15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **7.13 Provision of affordable & special needs housing**

As per the original outline approval, the applicant proposes to provide 5% social/affordable housing within Phase 3 of the development. The quantum of affordable housing has been dictated by the Viability Assessment and given that the Assessment has been independently assessed and found to be robust, this level of provision is considered acceptable in this context. It will continue to be secured through the accompanying S106 legal agreement. As such the current phase of development is not required to provide affordable housing.

#### **7.14 Trees, landscaping and Ecology**

Trees and landscaping have been implicit in the scheme from pre-application discussion through to the consideration of the outline scheme, and were considered as part of the outline application.

The landscaping proposals include the provision of areas of hard and soft landscaping around the building, including along the boundary of the site, and the planting of new trees along the site frontage. The proposal also includes the permanent landscaping of the amenity space.

As such, the overall landscaping proposal is considered to be in accordance with the character of the surrounding area in accordance with Policy BE38 of the Hillingdon Local Plan.

#### **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.

#### **7.16 Renewable energy / Sustainability**

Given the proposed change in phasing, it has been agreed with Council Officers that the Energy Centre will be brought forward under application reference. The current proposal will

be built to connect to the site wide energy network following the construction of the Power House.

Conditions imposed on the outline consent included details for renewable energy and sustainability. These details have been considered by the Councils Sustainability Officer for the current phase of development and are deemed acceptable.

#### **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 relation to this application.

#### **7.22 Other Issues**

There are no other issues.

### **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 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.

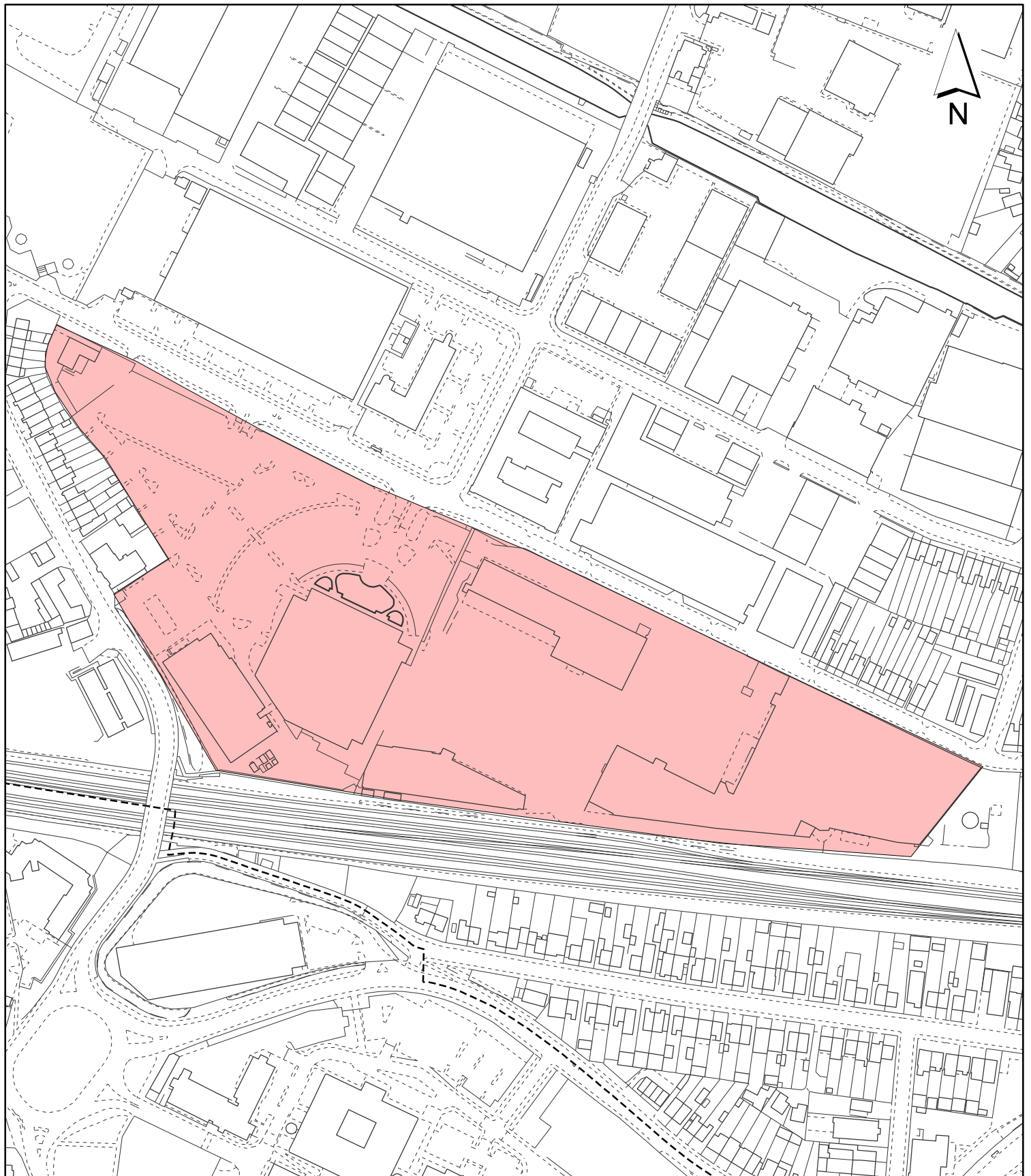
#### **11. Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (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

**Contact Officer:** Ed Laughton

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**Notes:**

 Site boundary

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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/2015/1329**

Scale:

**1:2,800**

Planning Committee:

**Major**

Date:

**July 2015**



**HILLINGDON**  
 LONDON