

Report of the Head of Planning, Sport and Green Spaces

Address SENATOR COURT BELMONT ROAD UXBRIDGE

Development: Variation of condition 5 (Approved plans) of the Planning Inspector's decision letter dated 26/3/14 (LPA Ref. 68385/APP/2012/2398) to allow internal and external alterations to include an additional roof terrace, stair tower revisions, fenestration alterations, introduction of blade columns, amendment of external materials, removal of brise-soleil, creation of amenity space and screen on existing terrace, removal of two existing staircases to create large central stairs, small third floor infill extension, re-location of cycle facilities, additional electric charging spaces and re-configuration of landscaping

LBH Ref Nos: 68385/APP/2015/1218

Drawing Nos: Covering letter dated 1/4/15
A10150/D/1/2000 Rev. P2 (North Elevation has been superseded by A10150/G/0/201 Rev. T4)
A10150/D/1/2010 Rev. P2 (West Elevation has been superseded by A10150/G/0/202 Rev. T4)
A10150/G/0/098 Rev. T3
A10150/G/0/099 Rev. T3
A10150/G/0/100 Rev. T3
A10150/G/0/101 Rev. T3
A10150/G/0/102 Rev. T3
A10150/G/0/104 Rev. T3
A10150/G/0/105 Rev. T3
A10150/J/0/400 Rev. T1
Highway Appeal Statement prepared by Stuart Magowan BEng (Hons) dated 13/8/13
Transport Statement dated April 2013
Baseline Tree Survey & Preliminary Tree Retention/ Removal Advice F 10001 Rev. P1
RG-L-04
A10150/G/0/103 Rev. T4
A10150/G/0/201 Rev. T4
A10150/G/0/202 Rev. T4
A10150/J/0/700 Rev. T2
F 10050 Rev. P1
D 11060 Rev. P1
D 12110 Rev. P1
D 12120 Rev. P1
D 12310 Rev. P1
D 13000 Rev. P1
D 13010 Rev. P1
F 10980 Rev. P1
F 10990 Rev. P1
F 11000 Rev. P1
Energy Statement, May 2012
Arboricultural Implications Assessment, May 2012
ST12890-101
Acoustic Planning Report

Agent's letter dated 1/10/12
Agent's covering email dated 27/11/12
Response to London Borough of Hillingdon Comments on Transport Statement
Response to TfL Comments on Transport Statement
F 11010 Rev. P1
F 11020 Rev. P1
F 11030 Rev. P1
F 11040 Rev. P1
F 11050 Rev. P1
F 12000 Rev. P1
F 12010 Rev. P1
F 13000 Rev. P1
F 13010 Rev. P1
Design and Access Statement, September 2012

Date Plans Received:	02/04/2015	Date(s) of Amendment(s):	06/07/2015
Date Application Valid:	02/04/2015		27/11/2012
			02/04/2015
			02/10/2012
			06/05/2015

1. SUMMARY

This application proposes revisions to a scheme for the refurbishment, alteration and extension of Senator Court (also known as Belmont House), a Class B1 office building with basement parking located within the Uxbridge Town Centre which was initially approved at appeal on 26/3/14. The revisions include an additional roof terrace, stair tower revisions, fenestration alterations, introduction of blade columns, amendment of external materials, removal of brise-soleil, creation of amenity space and screen on existing terrace, removal of two existing staircases to create large central stairs, a small third floor infill extension, re-location of cycle facilities, additional electric charging spaces and re-configuration of the landscaping.

The changes are considered acceptable and the scheme is recommended for approval, subject to a Deed of Variation of the S106 Agreement.

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 legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

1. That the requirement of the previous s52 Agreement to make available part of the car park to the public on Saturdays be omitted.

2. Highways:

1(a) Carry out a PERS Audit and implement the measures identified by the Audit as being necessary.

1(b) Undertake any and all off site highways required by the Council's Highways Engineer, not limited to but including:

- reinstating existing access as a footway;
- alter existing on street parking bays, as per approved plans.

3. 10 Year Green Travel Plan in accordance with TfL guidance.

4. Public Realm: a contribution of £25,000 for the Uxbridge Town Centre to improve the town centre environment and accessibility to and from the development site.

5. Construction Training: An in-kind training scheme or a financial contribution secured equal to £2,500 for every £1m build cost incurred. In either event the 'obligation' should be delivered equal to the formula of £2,500 for every £1 million build cost + $6,244m^2/7, 500m^2 \times £71,675 =$ total contribution.

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.

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 by the 14th August 2015, or any other period deemed appropriate by the Head of Planning and Enforcement then delegated authority be granted to the Head of Planning and Enforcement to refuse the application for the following reason:

'The development has failed to secure obligations relating to transport, public realm enhancements and construction and employment training. Accordingly, the proposal is contrary to policies R17, OE1, AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD and Policy EM6 of the Hillingdon Local Plan: Part 1- Strategic Policies (November 2012) and Policy 5.12 of the London Plan (March 2015) and the NPPF.

e) That if the application is approved, the following conditions be imposed:

1 COM3 Time Limit

The development hereby permitted shall begin not later than 25th March 2017.

REASON

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

2 COM7 Materials (Submission)

No development shall take place until details and/or samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be

carried out in accordance with the approved details.

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).

3 NONSC Building Entrance Access

No development shall take place until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the local planning authority. The approved facilities shall be provided prior to the occupation of the development and retained thereafter.

REASON

To ensure that an appropriate building access is provided to meet the needs of disabled and elderly people in accordance with Policies 3.1 and 7.2 of the London Plan (March 2015).

4 NONSC Delivery/ Collection Hours

Deliveries and collections, including waste collections, shall not take place outside of the hours of 0800 to 1900 hours Monday to Saturday and not at all on Sundays or bank holidays.

REASON

To safeguard the amenities of surrounding residential occupiers in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans:

F 10001 Rev. P1, F 10050 Rev. P1, D 11060 Rev. P1, D 12110 Rev. P1, D 12120 Rev. P1, D 12310 Rev. P1, D 13000 Rev. P1, D 13010 Rev. P1, F 10980 Rev. P1, F 10990 Rev. P1, F 11000 Rev. P1, F 11010 Rev. P1, F 11020 Rev. P1, F 11030 Rev. P1, F 11040 Rev. P1, F 11050 Rev. P1, F 12000 Rev. P1, F 12010 Rev. P1, F 13000 Rev. P1 and F 13010 Rev. P1, all received 2/10/12, and A10150/D/1/2000 Rev. P2, A10150/D/1/2010 Rev. P2, A10150/G/0/098 Rev. T3, A10150/G/0/099 Rev. T3, A10150/G/0/100 Rev. T3, A10150/G/0/101 Rev. T3, A10150/G/0/102 Rev. T3, A10150/G/0/103 Rev. T3, A10150/G/0/104 Rev. T3, A10150/G/0/105 Rev. T3, A10150/J/0/400 Rev. T1 and A10150/J/0/700 Rev. T1 all received 2/4/15,

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).

6 NONSC Privacy Screen Details

Prior to the new fourth floor amenity area being brought into use, details of privacy screens shall be submitted to and approved in writing by the Local Planning Authority. The approved screens shall be permanently retained for so long as the amenity area remains in

use.

REASON

To safeguard the privacy of existing and proposed residential units on the opposite side of Belmont Road in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7 NONSC Scheme of replacement tree planting

Prior to the commencement of development details of at least 3 replacement trees along the Belmont Road frontage shall be submitted to and approved in writing by the Local Planning Authority.

REASON

In order to ensure replacement tree planting is provided, in accordance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

3 I15 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.

4

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

5

Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

6

Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

7

Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

3. CONSIDERATIONS

3.1 Site and Locality

Belmont House (also known as Senator Court) is located towards the northern end of the Uxbridge town centre and forms a corner plot on the south east side of Belmont Road, to the north east of its junction with Bakers Road which provides access to the Uxbridge Bus and Underground Stations. The site comprises a predominantly four storey office building on a 0.4ha, L-shaped site. The building essentially comprises two buildings either side of a central entrance on Belmont Road and has previously been occupied by two main users, the north eastern wing of the building was previously in use by the Allied Irish Bank and the south eastern wing was occupied by Herbalife on the upper floors and an employment centre on the lower ground floor. The building also provides basement parking with two vehicular accesses, one within the centre of the building on Belmont Road and the other on the south western side elevation of the building, accessed from Bakers Road. The site slopes from north east to south west. There are raised planters containing trees in front of the building on Belmont Road and within the southern corner of the site is a protected Walnut Tree which forms a prominent feature in this part of the town centre.

Immediately adjoining part of the site to the north east is a footpath, beyond which is the Grade II listed Society of Friends Meeting House and a small landscaped garden area. Separating these is Friends Walk, which continues the footpath through to York Road to the north. On the south eastern frontage, the site is also adjoined by a footpath. Beyond this at the eastern end of the site are offices of the Bus Station, while at the western end is an access road, beyond which is a three storey building known as Norwich Union House, which is currently vacant, although previously in use as retail on the ground floor and

offices above.

The primary retail area of the town centre adjoins the site to the south west, on the south western side of Bakers Road and the south eastern side of Belmont Road. Secondary retail frontage is located on the opposite side of Belmont Road, to the south west of Redford Way. The edge of the secondary area also corresponds to the eastern edge of the Old Uxbridge/Windsor Street Conservation Area. The site also forms part of an Archaeological Priority Area and the north western part of the site is covered by TPO 189. The site has a PTAL score of 6a.

3.2 Proposed Scheme

This application seeks to make a material amendment to the scheme allowed at appeal on 26/3/14 (App. No. 68385/APP/2012/2398 refers) for the part demolition, part extension and part refurbishment of the existing building to provide 13,150sq.m GIA of office accommodation (Use Class B1(a)); 516sq.m GIA to be used interchangeably for Class A1, A2, A3, and B1(a), together with a basement car park, plant areas and associated works in order to allow internal and external alterations. The main alterations involve:-

1. A 120sqm roof terrace amenity area would be added on the northern side of the roof adjoining Belmont Road at fourth floor level, replacing a brown roof area.
2. Lift overruns have been amended.
3. The stair tower on the east elevation has been revised to include the existing sheer wall resulting in a solid vertical element and adjacent vertical slot window(s).
4. Creation of a large central stair has allowed building's fire escape strategy to be reviewed and refined which has allowed the two stairs in the central core to be combined and re-sited and the existing fire escape stair on the south elevation to be removed replaced by a vertical riser volume and adjacent slot window(s).
5. The wrap around windows on the north-west corner of the building have been removed due to the detection of the presence of an existing concrete sheer wall which supports the stair core.
6. External Blade columns have been introduced to the north elevation on the third floor due to the constraints revealed by the existing structure at the detail design stage as the columns have to sit on the existing structural grid below.
7. The stone window splays are to be replaced by metal window splays due to weight constraints which will produce a more lightweight solution.
8. The brise-soleil has been omitted as it is no longer required.
9. Creation of ground floor screened amenity space on the existing terrace.
10. Shower and cycle storage facilities moved from basement to lower-ground floor to avoid cyclists having to enter the building via a car park ramp.
11. Additional toilet accommodation has been added at lower-ground floor level to comply with Building regulations.

12. Car parking spaces within the basement have reduced by 2 from 173 to 171 spaces due to need for additional plant facilities.

13. 12 additional electric vehicle charging spaces have been added.

14. The external landscaping to the north-west corner of the site has been re-configured to create a low-level stone bench/plinth that provides privacy to building occupants and a place for the public to use.

15. A small, approximately 11sqm third floor infill extension to the building on the south east corner.

3.3 Relevant Planning History

Comment on Relevant Planning History

The original planning proposal (App. No. 68385/APP/2012/2398 refers) for the part demolition, part extension and refurbishment of the existing building was initially refused by the LPA on 7/12/12 on highway grounds and due to the lack of an appropriate S106 contribution, before being allowed at appeal on 26/3/14.

A similar application for an identical scheme was subsequently approved by the LPA on 11/11/13 (App. No. 68385/APP/2012/902 refers).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **22nd May 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

60 neighbouring commercial and residential properties were consulted on 29/4/15, the application was advertised in the local press on 13/5/15 and a site notice was displayed on site on 7/5/15. No responses have been received.

Internal Consultees

HIGHWAY ENGINEER:

No objections on highways grounds to highway related matters.

CONSERVATION/ URBAN DESIGN OFFICER:

Background: The site lies adjacent to the Old Uxbridge/ Windsor Street Conservation Area. The

building as existing is situated in a prominent location next to the Grade II listed Friends Meeting House and forms part of one of the gateways into the conservation area. Built in the 1980s, the existing building's facade varies in materials with a mix of glazed panelling, granite stone panels and red brick. Any changes will have an impact on the surrounding area.

Comments: There are in principle no objections to the fenestration alterations, introduction of blade columns, removal of brise-soleil and the various internal alterations.

Whilst there are in principle no objections to the creation of an amenity space through the roof terrace, the proposed plan submitted does not clearly depict where this will be. Therefore further information is required.

Conclusion: Further information required.

FURTHER COMMENTS:

No objections are raised to the proposed third floor infill from an urban design and conservation perspective.

TREES/ LANDSCAPE OFFICER:

- Drawing No. RG-L-04 indicates that two of the roof areas will be green (Sedum) roof which add limited ecological value but provide some other environmental benefit.
- Two small areas of roof garden will be accessible to people. These will be surfaced with a mix of hard paving and artificial turf.
- The line of four trees along Belmont Road will be removed. Contrary to the approved plan, these will not be replaced. - There will be a net loss of trees across the site.
- The TPO'd Walnut at the south-west end of the site is dead and may be removed and replaced, as proposed. The drawing indicates that this will again be within an area of paving but with enhanced volume of topsoil underneath the paving, supported by a tree cell system. - This should maximize the opportunity for successful establishment.
- One additional tree will be provided at the north end of the site, on the Belmont Road frontage.
- The specification of plants and hard materials is briefly described on the drawing, together with basic management and maintenance notes.

Subject to a condition, requiring replacement tree planting, no objection.

ACCESS OFFICER:

I have considered the detail of this planning application and have no comments to make on the proposed amendments.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This scheme seeks material amendments to a scheme for the part demolition, part refurbishment and part extension of an existing office building which has already been approved. There has been no change in site circumstances to suggest that an approval of the scheme is no longer appropriate. Further, the only change to policy has been the revision in March 2015 of the London Plan, but this has not altered the policy context for considering the proposals, with much of the wording of the relevant policies being unaltered. As such, there are no in principle objections to a further permission being granted.

7.02 Density of the proposed development

Not applicable to the proposed development.

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

The proposed revisions do not have any implications for the Archaeological Priority Area within which the site is located (no objections were raised by GLAAS on the original scheme approved by the Planning Inspectorate).

The site is located close to the Old Uxbridge Conservation Area which adjoins the site on the opposite side of Belmont Road, diagonally opposite its junction with Bakers Yard and it does adjoin the statutory Grade II listed Society of Friends Meeting House building located on the north eastern side of the site. The Conservation / Urban Design Officer has reviewed the proposed changes and advises that there are no in principle objections to the fenestration alterations, introduction of blade columns, removal of brise-soleil, the various internal alterations and the very small infill extension on the third floor. Revised plans have also now been submitted which shown the siting of the new roof top amenity area.

On this basis, the officer raises no further objections and the revised scheme is acceptable.

7.04 Airport safeguarding

No airport safeguarding objections are raised by this application.

7.05 Impact on the green belt

The application site does not lie within nor is it sited close to the Green Belt boundary.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed amendments are not extensive and there would be little change to the overall external appearance of the building so that there would be minimal impact on the character and appearance of this town centre site.

The revised proposal complies with Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

7.08 Impact on neighbours

The proposed infill extension at third floor level would not bring the building any closer to any surrounding property so that their amenities would be adversely affected.

The fourth floor amenity area would be sited above the main entrance on the Belmont Road frontage and its use, given its exposed nature and being sited some 19m from the opposite parade, could impact upon the existing and perceived privacy of the existing and proposed residential units above the shops on the opposite side of the road. A condition is therefore recommended to ensure that details of appropriate privacy screening is submitted and installed before the new amenity area is brought into use.

7.09 Living conditions for future occupiers

Not applicable to the proposed development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

As compared to the previously approved scheme (App. No. 68385/APP/2012/2398 refers), the shower and cycle storage facilities have been moved from the lower basement to the upper basement/ lower ground floor level to avoid cyclists having to enter the building via a segregated cycle route on the main car park ramp and would now use the staff entrance at the rear of the building; car parking spaces within the basement have reduced by 2 from 173 to 171 spaces due to the need to accommodate additional plant facilities and 12

additional electric vehicle charging spaces have been added.

The use by cyclists of the main staff entrance at the rear of the building instead of having to share the use of the main car park ramp is seen as an improvement in terms of safety. No objections are raised to the reduction of 2 from the previously approved 173 car parking spaces in this town centre location, close to Uxbridge Underground and Bus Stations and the 12 additional electric charging spaces are supported. On this basis, the Council's Highway Engineer advises that there are no objections to these changes.

7.11 Urban design, access and security

Relevant planning considerations have been dealt with elsewhere in this report.

7.12 Disabled access

The proposed amendments would not fundamentally alter the access arrangements previously approved which include a new split level main lobby/ reception area with a lower level lobby area providing level access through revolving doors from Belmont Road with a raised lobby area behind which would be level with the ground floor of the offices, with both levels served by 4 dual entry lifts, replacing the external stepped and ramped access from the existing Belmont Road facade. Nine accessible parking bays are shown in the basement levels, which was previously considered to be acceptable given the use class of the building. All floors, with the exception of the fourth, which feature toilet facilities accessible to wheelchair users.

The Council's Access Officer previously advised that the proposal represented a significantly improved accessibility and was acceptable and does not raise any objection to the amendments.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the adopted Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) 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 Council's Tree/Landscape Officer advises that Drawing No. RG-L-04 indicates that two of the roof areas will be green (Sedum) roof which add limited ecological value and provide some environmental benefit. Two small areas of roof garden will be accessible to people (as opposed to the area on the south eastern side of the building previously approved). These will be surfaced with a mix of hard paving and artificial turf.

The officer confirms that the TPO'd Walnut at the south-west end of the site is dead and may be removed and replaced, as proposed. The drawing indicates that this will again be within an area of paving but with enhanced volume of topsoil underneath the paving, supported by a tree cell system which should maximize the opportunity for successful establishment.

The line of four trees along Belmont Road will be removed which is contrary to the plan previously approved by the Inspector, which as currently proposed, will not be replaced. With only one additional tree being provided at the north end of the site, on the Belmont Road frontage, there will be a net loss of trees across the site. It is therefore recommended that a condition is attached to ensure that replacement tree planting is provided.

The officer also advises that the specification of plants and hard materials is briefly

described on the submitted drawing, together with basic management and maintenance notes. Subject to the condition, the revised scheme is acceptable and accords with Policy BE38 of the adopted Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

7.15 Sustainable waste management

The proposed internal alterations involve an increase in the size of the refuse and recycling store sited on the lower ground floor level to the rear of the A1/A2/A3/B1 floor space from 15sqm to some 24sqm. No objections are raised to the additional capacity of 2 eurobins. Collection arrangements would remain unaltered with level access being provided from the adjoining rear staff entrance and bins would be placed at the pavement edge on collection days. No specific objections were previously raised to this arrangement.

7.16 Renewable energy / Sustainability

The proposed revisions make no alterations to the previous submitted energy efficiency measures cited in the previously submitted energy assessment other than to show the siting of the solar panels on the roof. No objections are raised.

7.17 Flooding or Drainage Issues

No flooding or drainage issues are raised by the proposed revisions.

7.18 Noise or Air Quality Issues

The proposed revisions raise no noise or air quality issues.

7.19 Comments on Public Consultations

No comments have been received.

7.20 Planning Obligations

A Deed of variation would be need to align the legal agreement with the new permission.

Mayoral and Council CIL will be payable on any additional floorspace.

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

No other issues are raised by the proposed revisions.

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

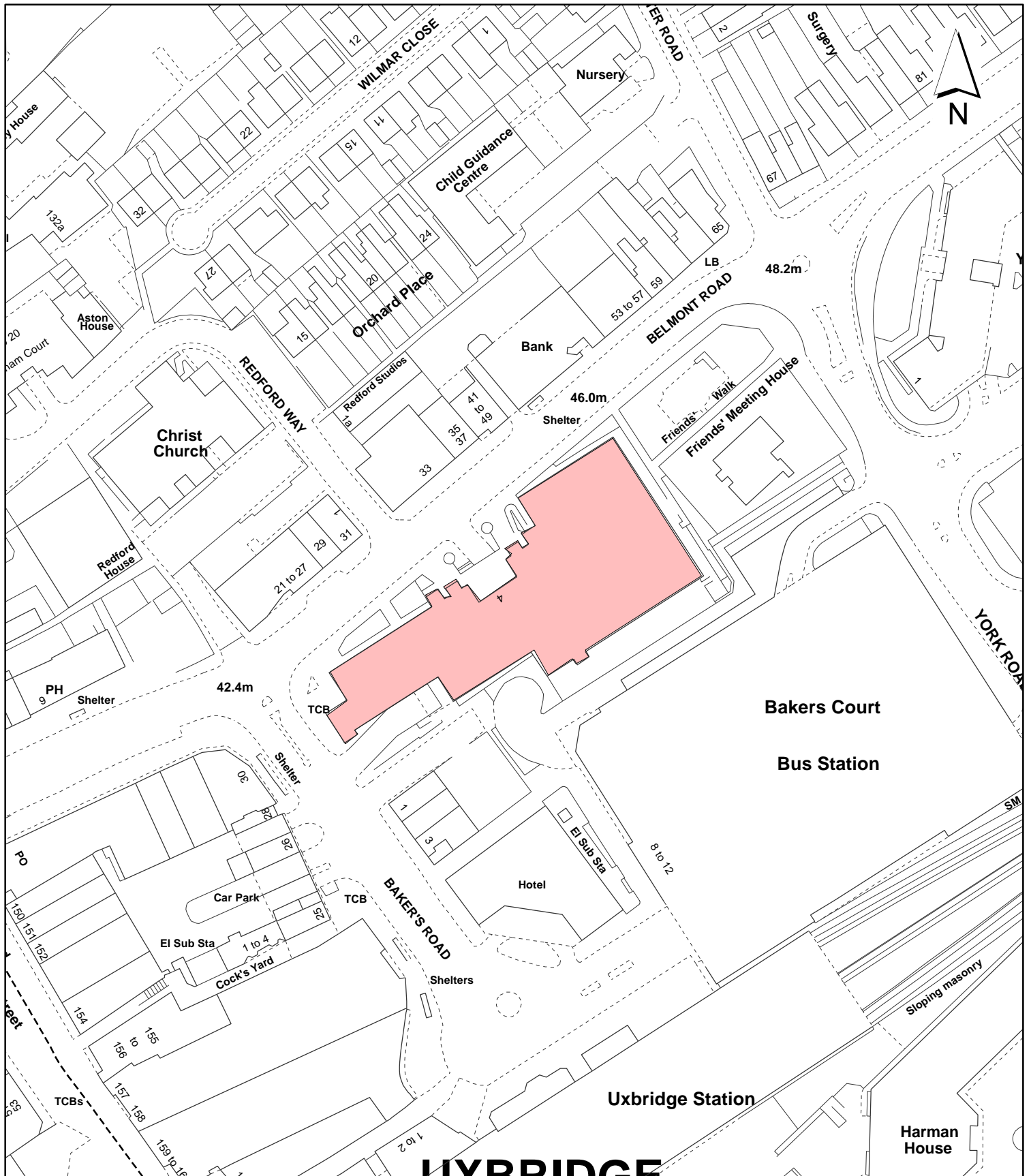
Subject to conditions requiring privacy screening to the new roof top amenity area and replacement tree planting, together with a deed of variation, the revisions are acceptable.

11. Reference Documents

Hillingdon Local Plan: Part One (November 2012)
Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)
London Borough of Hillingdon's HDAS 'Accessible Hillingdon' Supplementary Planning Document (May 2013)
Planning Obligations Supplementary Planning Document (July 2014)
London Plan (March 2015)
National Planning Policy Framework (March 2012)

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Notes:

 Site boundary

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Site Address:

**Senator Court
 Belmont Road
 Uxbridge**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

68385/APP/2015/1218

Scale:

1:1,250

Planning Committee:

Major

Date:

August 2015



HILLINGDON
 LONDON