

Report of the Head of Planning, Sport and Green Spaces

Address HAYES GATE HOUSE, 27 UXBRIDGE ROAD HAYES

Development: Variation of Condition 2 (Approved drawings) and Condition 7 (accessible bedrooms) of planning application 2385/APP/2013/2523 (Change of Use of existing office (B1) building to create 170 bedroom hotel (C1) use with ancillary car parking and landscaping) to allow for a reduction in the provision of rooms with hoists.

LBH Ref Nos: 2385/APP/2015/1464

Drawing Nos: 12129 - 212 rev PL03
12129_212

Date Plans Received: 22/04/2015 **Date(s) of Amendment(s):**

Date Application Valid: 23/04/2015

1. SUMMARY

This application seeks to vary conditions 2 (approved drawings) and 7 (accessible bedrooms) of application 2385/APP/2013/2523, which granted consent for the change of use of the existing office (B1) building to create 170 bedroom hotel (C1) use with ancillary car parking and landscaping.

The reason for the amendments to the approved scheme, relate to alterations sought in respect of reducing the number of rooms with a fixed tracked hoist system. The application seeks to replace the fixed track hoist system that was previously proposed for the 5% of the total number of rooms (9 units), with a mobile hoist system (or similar) for 2.5% of the total number of rooms (4 rooms).

Given the nature of the application, issues relating to the principle, design, parking and sustainability, remain as considered and approved previously, and it is not considered that the changes to the London Plan in March 2015, alter the Council's previous considerations to such a degree that the scheme would now be considered unacceptable.

The proposed alterations to the hoist system have been reviewed by the Council's Access Officer and no objections are raised to proposed amendments. It is therefore considered that the application be approved subject to the completion of a Deed of Variation and associated conditions.

2. RECOMMENDATION

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

A) The completion of a Deed of Variation pursuant to Section 106A of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to vary the terms of the S106 Agreement dated 18th February 2014 so as to reference the S73 application.

B) That in respect of the application for planning permission, the applicant meets

the Council's reasonable costs in preparation of the Deed of Variation 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) If the Deed of Variation has not been finalised by 7th October 2015, delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:

'The applicant has failed to agree to undertake all necessary highway works and to provide contributions towards the improvement of air quality and construction and employment training. The proposal therefore conflicts with Policy EM8 of the Local Plan Part 1 and Policy E7 and R17 of the adopted Local Plan and the Council's Planning Obligations SPD.'

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 Deed of Variation under Section 106A 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 imposed subject to any changes negotiated by the Head of Planning and Enforcement prior to issuing the decision:

1 COM3 Time Limit

The development hereby permitted shall be begun before the 18th February 2017

REASON

To comply with Section 73 and 91 of the Town and Country Planning Act 1990 and the terms and conditions of planning application 2385/APP/2013/2523.

2 COM4 Accordance with Approved Plans

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

12129_200_PROPOSED SITE PLAN GROUND LEVEL
12129_201_PROPOSED SITE PLAN FIRST FLOOR LEVEL
12129_202_PROPOSED BASEMENT FLOOR PLAN
12129_203_PROPOSED GROUND FLOOR PLAN
12129_204_PROPOSED 1ST FLOOR PLAN
12129_205_PROPOSED 2ND FLOOR PLAN
12129_206_PROPOSED 3RD - 11TH FLOOR PLAN
12129_207_PROPOSED 12TH FLOOR PLAN
12129_208_PROPOSED ROOF PLAN
12129_211_EV CHARGING POINT PROVISION
12129_220_WEST ELEVATION
12129_221_SOUTH ELEVATION
12129_222_EAST ELEVATION
12129_223_NORTH ELEVATION
12129_230_SECTION A-A

12129_231_SECTION B-B
12129_232_SECTION C-C
12129_501_PERIMETER WALL DETAIL
12129_502_BIKE STORE DETAILS
12129_503_REFUSE STORE INFORMATION
2129_001_LOCATION PLAN
12129_101_EXISTING GROUND FLOOR PLAN
12129_102_EXISTING 1ST FLOOR PLAN
12129_103_EXISTING 2ND-11TH FLOOR PLAN
12129_104_EXISTING WEST ELEVATION
12129_105_EXISTING SOUTH ELEVATION
12129_106_EXISTING EAST ELEVATION
12129_107_EXISTING NORTH ELEVATION
12129/002/PL01
GROUND FLOOR LANDSCAPE ARRANGEMENT PLAN
FIRST FLOOR LANDSCAPE ARRANGEMENT PLAN
TREES PALETTE
TREES PLAN
SHRUBS PALETTE
LANDSCAPE SECTION 1
LANDSCAPE SECTION 2
BOUNDARY WALL SECTIONS
12129_212_Revision PL03 DISABLED ROOMS PROVISION
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 (March 2015).

3 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:

CCTV REPORT
CCTV LOCATION PLANS (GROUND AND FIRST FLOOR LEVELS)
MECHANICAL VENTILATION STRATEGY REPORT
REDUCTION IN POTABLE WATER USE REPORT
AIR QUALITY REPORT
STAGE C REPORT (K12109)
SUSTAINABLE URBAN DRAINAGE STRATEGY REPORT (SUDS Report)
DRAINAGE STRATEGY DRAWING
STAGE 1- DESKSTUDY AND WALKOVER SURVEY
STAGE 1- DESKSTUDY APPENDICES (SECTION 1)
STAGE 1- DESKSTUDY APPENDICES (SECTION 2)
SITE INVESTIGATION REPORT
SITE INVESTIGATION APPENDICES
GPR SURVEY
TRANSPORT STATEMENT
WORKPLACE TRAVEL PLAN
ENVIRONMENTAL NOISE SURVEY AND MECHANICAL PLANT ASSESSMENT

BUILDING FACADE SOUND INSULATION REVIEW

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

4 COM31 Secured by Design

The building 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 building 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 (March 2015) Policies 7.1 and 7.3.

5 NONSC Energy

Prior to the commencement development a detailed energy assessment shall be submitted showing how the development will reduce carbon emissions by 40% from a 2010 Building Regulations compliant development. The detailed assessment shall clearly set out the specifications of the proposed CHP unit, including its inputs and outputs and how this relates to the baseline energy demand and carbon emissions. The assessment shall include clear details on the management and maintenance of the CHP unit, as well as how its performance will be monitored and reported to the Local Authority for 5 years after completion of the occupation of the building. The development must proceed in accordance with the approved details.

For the purposes of this condition commencement of development shall not include any preparatory works including any demolition and removal of materials necessary to facilitate the development hereby approved.

REASON

To ensure appropriate carbon savings are delivered in accordance with London Plan (March 2015) Policy 5.2.

6 NONSC Water efficiency

Prior to the commencement of development a scheme for the reduction in mains water use including the harvesting and reuse of rainwater as well as the recycling and reuse of grey shall be submitted to and approved in writing by Local Planning Authority. The scheme shall clearly set out how collected water will be reused in areas where potable water is not required, i.e. toilet flushing and irrigation of landscaped areas. The scheme shall also demonstrate how rainwater and grey water will be collected and treated appropriately for reuse in the building to further reduce potable water demand. The development must

proceed in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.

For the purposes of this condition commencement of development shall not include any preparatory works including any demolition and removal of materials necessary to facilitate the development hereby approved.

REASON

To ensure the development reduces the pressure on potable water in accordance with Policy 5.15 of the London Plan (March 2015) and Policy EM8 of the London Borough of Hillingdon Local Plan Part 1 November 2012.

7 NONSC Accessible bedrooms

The development hereby approved shall ensure the quantity of accessible bedrooms as a percentage of the total number of bedrooms (as detailed in BS 8300:2009) is no less than:

- i. 5% without a fixed tracked-hoist system;
- ii. 2.5% with a mobile tracked-hoist system, or, similar system giving the same degree of convenience and safety;
- iii. 5% capable of being adapted in the future to accessibility standards (i.e. with more space to allow the use of a mobile hoist, wider doors, provision for services and with enclosing walls capable of supporting adaptations, e.g. handrails);
- iv. 50% of en suite bathrooms within the required accessible bedrooms to have a level access shower.

REASON

To ensure that London's visitor infrastructure is accessible and welcoming to all sections of the population, including older and disabled people, in accordance with London Plan (March 2015) policy 4.5.

8 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 Refuse Storage
 - 2.b Cycle Storage for 60 bicycles
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 4 parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
3. Living Walls and Roofs

- 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs
4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

For the purposes of this condition commencement of development shall not include any preparatory works including any demolition and removal of materials necessary to facilitate the development hereby approved.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (March 2015)

9 NONSC Car parking management

The car parking facilities provided at the hotel shall be used by hotel staff and guests only and strictly for the duration of their stay at the hotel. Prior to occupation of the hotel, a car parking management strategy shall be submitted to demonstrate how this will be managed and to ensure the efficient operation of the car park, especially at peak demand periods. The approved strategy shall be implemented as soon as the hotel is brought into use and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.

REASON

The use of the site for long or short stay parking for Heathrow Airport passengers is directly related to the operation of Heathrow Airport but is located outside the airport boundary, contrary to Policy A4 of the Hillingdon Unitary Development Plan Saved Policies. Furthermore, this would provide airport related car parking in addition to the 42,000 car parking spaces that have been 'capped' at Heathrow Airport as a condition of the Terminal 5 approval and is contrary to Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 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 (July 2011) and national guidance.

AM14	New development and car parking standards.
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
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE2	Development in designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

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 I47 Damage to Verge

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

5 I23 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

6 I28 Food Hygiene

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.5 hectare plot located on the south east corner of the junction of Uxbridge Road and Springfield Road in Hayes, some 750 metres to the east of the Uxbridge Road Hayes minor town centre. It currently accommodates a 13-storey vacant B1 office building with ancillary parking for 140 cars.

The site immediately adjoins other industrial and business uses and is bounded to the north by Uxbridge Road, beyond which are two-three storey office buildings with retail at ground floor level and offices and/or residential above; to the east by an industrial unit used by Hayes Autos; to the south by a Scottish and Southern Energy Depot; and to the west by Springfield Road, beyond which is Uxbridge Road Retail Park, comprising units such as Wickes and Carpet Right.

The site falls within the Springfield Road Industrial and Business Area as shown on the Hillingdon Unitary Development Plan Proposals Map. Uxbridge Road is designated as a London Distributor Road.

3.2 Proposed Scheme

This application seeks to vary conditions 2 (approved drawings) and 7 (accessible bedrooms) of application 2385/APP/2013/2523, which granted consent for the change of use of the existing office (B1) building to create 170 bedroom hotel (C1) use with ancillary car parking and landscaping.

The reason for the amendments to the approved scheme, relate to alterations sought in respect of reducing the number of rooms with a fixed tracked hoist system. Condition 7 on the original consent stated:

"The development hereby approved shall ensure the quantity of accessible bedrooms as a percentage of the total number of bedrooms (as detailed in BS 8300:2009) is no less than:

- i. 5% without a fixed tracked-hoist system;
- ii. 5% with a fixed tracked-hoist system, or, similar system giving the same degree of convenience and safety;
- iii. 5% capable of being adapted in the future to accessibility standards (i.e. with more space to allow the use of a mobile hoist, wider doors, provision for services and with enclosing walls capable of supporting adaptations, e.g. handrails);
- iv. 50% of en suite bathrooms within the required accessible bedrooms to have a level access shower.

REASON

To ensure that London's visitor infrastructure is accessible and welcoming to all sections of the population, including older and disabled people, in accordance with London Plan policy 4.5."

This application proposes to amend this condition to reduce the number of rooms with a fixed tracked-hoist system, proposing instead, mobile systems that would be available from reception if required. It is proposed that the condition is amended as follows:

"The development hereby approved shall ensure the quantity of accessible bedrooms as a percentage of the total number of bedrooms (as detailed in BS 8300:2009) is no less than:

- i. 5% without a fixed tracked-hoist system;
- ii. 2.5% with a mobile hoist system, or, similar system giving the same degree of convenience and safety;
- iii. 5% capable of being adapted in the future to accessibility standards (i.e. with more space to allow the use of a mobile hoist, wider doors, provision for services and with enclosing walls capable of supporting adaptations, e.g. handrails);
- iv. 50% of en suite bathrooms within the required accessible bedrooms to have a level access shower.

REASON

To ensure that London's visitor infrastructure is accessible and welcoming to all sections of the population, including older and disabled people, in accordance with London Plan policy 4.5."

Amendments are required to the approved drawings, to alter the internal floor layouts so as to illustrate the amendments proposed.

3.3 Relevant Planning History

2385/APP/2011/1143 Hayes Gate House, 27 Uxbridge Road Hayes

Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation ref: 2385/APP/2005/3477 dated 16/6/2008- Change of use of Hayes gate house from office to hotel and conference facilities, alterations to Hayes Gate House building, erection of a freestanding three storey media centre, ancillary car parking and landscaping.

Decision: 14-06-2012 Approved

2385/APP/2013/2523 Hayes Gate House, 27 Uxbridge Road Hayes

Change of Use of existing office (B1) building to create 170 bedroom hotel (C1) use with

ancillary car parking and landscaping.

Decision: 20-11-2013 Approved

Comment on Relevant Planning History

The most relevant planning history can be summarised as follows:

2385/APP/2001/99 - Change of use from offices and redevelopment of petrol filling station to provide an hotel, including alterations to external appearance and erection of an entrance canopy - Approved 17/12/02

2385/APP/2004/3309 - Change of use of Hayes Gate House (offices) to an hotel and conference facility, alterations to building, erection of a freestanding three-storey media centre, ancillary car parking and landscaping - Refused 01/03/05

2385/APP/2005/3477 - Change of use of Hayes Gate House from office to hotel and conference facility, alterations to building, erection of a freestanding three-storey media centre, ancillary car parking and landscaping - Approved 12/06/08

2385/APP/2009/2613 - Change of use of ground floor from Class B1 (offices/light industry) to wholesale cash and carry with ancillary restaurant/canteen. Refused 11/06/2010.

2385/APP/2010/1241 Change of use of first and second floors from Class B1 office to banquet and conference centre. Refused 05/11/2010.

2385/APP/2010/1434 - Change of use of ground floor from ancillary retail, office and warehouse to wholesale cash and carry with ancillary restaurant/canteen. Refused 11/1/2010.

2385/APP/2010/1218 - Change of use of floors 3 to 8 from B1 to D1 adult education facility. Refused.

2385/APP/2011/1143 - Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation ref: 2385/APP/2005/3477 dated 16/6/2008- Change of use of Hayes gate house from office to hotel and conference facilities, alterations to Hayes Gate House building, erection of a freestanding three storey media centre, ancillary car parking and landscaping. Granted Planning Permission 26/06/2012.

2385/APP/2013/2523 - Change of Use of existing office (B1) building to create 170 bedroom hotel (C1) use with ancillary car parking and landscaping. Granted planning permission 18/02/14

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:

AM14	New development and car parking standards.
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
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE2	Development in designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th June 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

55 neighbouring occupiers were consulted. No letters were received in response to this consultation.

Internal Consultees

ACCESS

The details pertaining to Variation of Conditions 2 and 7 have been the subject of extensive pre-application discussions and are considered to be acceptable from an accessibility standpoint.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Since permission was granted on the 18th March 2015, the Council has adopted its Community Infrastructure Levy (CIL) charging scheme and the London Plan was updated in March 2015. The CIL charging scheme will be discussed in more detail as part of section 7.2 of this report.

In respect of the changes to the London Plan, the scheme has been considered in light of the most recent update and it is considered that the principle of the conversion of Hayes Gate House to a hotel remains acceptable.

7.02 Density of the proposed development

This is not applicable to this type of development.

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

The site does not fall within an archaeological priority area. As such the proposal raises no archaeological issues.

7.04 Airport safeguarding

The appropriateness of the proposal in terms of airport and aerodrome safeguarding is established under the extant planning permission. In addition, this application does not propose any extensions or alterations at roof level. The scheme therefore complies with the London Plan and the Councils adopted policies and guidance.

7.05 Impact on the green belt

The site is not located within or near to designated Green Belt. The proposal would therefore not have any impact on the openness of the green belt.

7.07 Impact on the character & appearance of the area

The proposed alterations to the scheme involve internal works only and the external elevations of the building remain as approved within application 2385/APP/2013/2523. The comments and details made in this application are therefore still relevant.

7.08 Impact on neighbours

The proposal does not seek to make any alterations to the bulk, scale, size and siting of the building and therefore the proposed alterations would not have any detrimental impacts on neighbouring occupiers and accordingly would comply with Policies OE1, OE3, OE5, BE20, BE21, BE22 or BE24 of the Saved Policies UDP, the Council's adopted supplementary planning guidance and London Plan.

7.09 Living conditions for future occupiers

Given the nature of the application, the living conditions of future residential occupiers is not considered strictly relevant to the application. However, it is considered that an appropriate environment would be achieved to cater for hotel visitors.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

No alterations are proposed to the car/cycle parking associated with this application and these will remain as approved within application 2385/APP/2013/2523. The scheme therefore complies with the London Plan and the Councils adopted policies and guidance.

7.11 Urban design, access and security

No alterations are proposed to the layout or external appearance of the building, and security issues will be addressed by way of an appropriately worded Secure By Design condition.

7.12 Disabled access

Policies R16 and AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) seek to ensure that developments of this type incorporate inclusive design, as do Policies 7.1 and 7.2 of the London Plan. Further detailed guidance is provided within the Accessible Hillingdon SPD.

Condition 7 attached to application 2385/APP/2013/2523 sought to ensure that 5% (equivalent to 9 rooms) of the rooms had a fixed track hoist system. The applicant seeks to amend this requirement to only 2.5% of rooms (equivalent to 4 rooms) and install these with a mobile hoist system instead, that would be made available from reception on request.

The application has been reviewed by the Council's Access Officer who raises no objection to the variation of Conditions 2 and 7. These have been the subject of extensive pre-application discussions and are considered to be acceptable from an accessibility standpoint.

The remainder of the hotel development would be consistent with the London Plan and HDAS Accessibility policy standards including meeting the minimum provision of accessible bedrooms as a percentage of the total number of bedrooms. Other features include disabled toilets on ground floor, lifts, fire lifts and service lifts.

It is considered that the proposal would provide an inclusive environment for future users in accordance with Policies R16 and AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 7.1 and 7.2 of the London Plan.

7.13 Provision of affordable & special needs housing

Considerations relating to affordable or special needs housing are not relevant to the application.

7.14 Trees, landscaping and Ecology

The current scheme is similar in terms of layout to the extant planning permission and no alterations are proposed to the landscaping previously approved. It is considered that the proposed development would therefore enhance the landscaping of the site and remain compliant with the London Plan and the Council's adopted policies and guidance.

7.15 Sustainable waste management

The level of waste and recycling store provision, its location and means of collection by refuse vehicles remains as approved within application 2385/APP/2013/252. As such the scheme is considered to comply with the requirements of the Council's Waste Development Team and the Council's Highway Engineer. As such the scheme is considered satisfactory and complies with the standards set out in London Plan policies 5.16 and 5.17

7.16 Renewable energy / Sustainability

The details submitted in relation to renewable energy and sustainability remains as approved within application 2385/APP/2013/252. Subject to conditions, no objection is raised on these grounds.

7.17 Flooding or Drainage Issues

The proposals are not considered to raise flooding issues. The site is not located in or near a flood risk zone.

7.18 Noise or Air Quality Issues

The sole changes to the scheme are internal alterations to the accessible bedrooms. The scheme remains as approved within application 2385/APP/2013/252 in relation to noise and air quality considerations. The scheme therefore complies with the London Plan and the Council's adopted policies and guidance.

7.19 Comments on Public Consultations

There have been no comments received as a result of the public consultation.

7.20 Planning obligations

Policy R17 of the Unitary Development Plan Saved Policies 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 educational facilities through planning obligations in conjunction with other development proposals.

Application 2385/APP/2013/2013/2523 was granted subject the completion of a S106 agreement to secure the following heads of terms:

- i. S278 and S38 Highways Works: to secure all necessary works, the provision of a Green Travel Plan.

- ii. Air Quality Monitoring: A contribution in the sum of £12,500
- iii. Construction Training: A contribution in the sum of £119,266.96 or deliver an in-kind scheme to the value of the financial contribution.
- iv. Hospitality Training. A contribution in the sum of £18,133.33 or deliver an in-kind scheme to the value of the financial contribution.
- v. Green Travel Plan.
- vi. Project Management and Monitoring: 5% of total cash contributions.

The Council adopted its Community Infrastructure Levy (CIL) charging schedule on the 10th July 2014 and the above heads of terms are still considered relevant to the development in light of this. A Deed of Variation to this legal agreement has been drafted.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of

opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

9. Observations of the Director of Finance

None.

10. CONCLUSION

For the reasons provided throughout this report, the application is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

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)

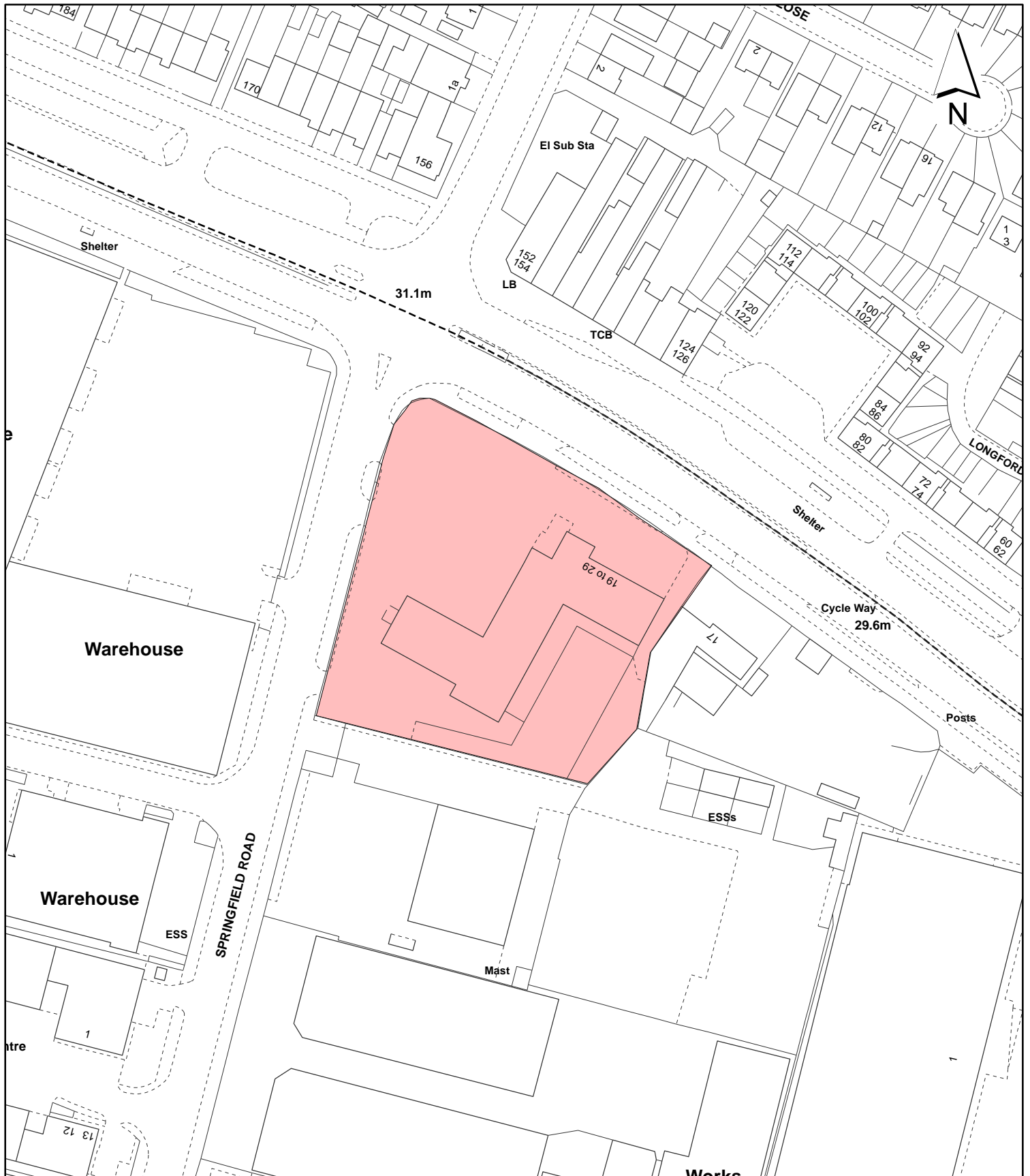
Planning Obligations Supplementary Planning Document (July 2014)

London Plan (March 2015)

National Planning Policy Framework (March 2012)

Contact Officer: Charlotte Bath

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Notes:

 Site boundary

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 Telephone No.: Uxbridge 250111

Planning Application Ref:

2385/APP/2015/1464

Scale:

1:1,250

Planning Committee:

Major

Date:

August 2015



HILLINGDON
 LONDON