

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

**Address** ST ANDREWS PARK HILLINGDON ROAD UXBRIDGE

**Development:** Variation of condition 5 of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 (redevelopment of former RAF Uxbridge site) to amend approved plans and drainage strategy regarding the Town Centre Extension phase of the development.

**LBH Ref Nos:** 585/APP/2015/848

**Drawing Nos:** (PL) A (00) 001 Rev E  
Stage 1 Road Safety Audi  
Transport Assessment Addendum Document Pt  
VSM/UXB/HPA/11A.1 & B.  
VSM/UXB/HPA/12.  
VSM/UXB/HPA/15.  
VSM/UXB/HPA/16.  
VSM/UXB/HPA/LBC/1.  
GVA Correspondence dated 09 November 201  
VSM/UXB/HPA/1.  
VSM/UXB/HPA/2.  
VSM/UXB/HPA/4.  
VSM/UXB/HPA/6.  
VSM/UXB/HPA/7.  
VSM/UXB/HPA/8.  
VSM/UXB/HPA/10.  
3300-25-304 Rev E  
3300-22-209 Rev B  
3300-22-210 Rev B  
3300-25-303 Rev C  
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3300-23-301 Rev E  
3300-23-202 Rev D  
3300-25-302 Rev E  
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3300-23-101 Rev D  
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(PL) A (00) 004 Rev E  
(PL) A (00) 006 Rev C  
(PL) A (00) 009 Rev F  
(PL) A (00) 010 Rev C  
3300-24-201 Rev C  
3300-24-101 Rev D  
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3300-21-611 Rev D  
3300-21-610 Rev D  
3300-22-204 Rev A  
3300-22-203 Rev A  
3300-21-613 Ref C  
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 3300-22-205 Rev A  
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 3300-22-301 Rev A  
 3300-22-207 Rev A  
 3300-22-206 Rev A  
 3300-00-103 Rev A  
 3300-05-117 Rev A  
 3300-20-201 Rev 01  
 3300-20-101 Rev A  
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 3300-10-106 Rev D  
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 3300-10-115 Rev A  
 3300-10-101 Rev C  
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 3300-21-713 Rev B  
 3300-24-301 Rev C  
 3300-10-112 Rev F  
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 VSM/UXB/HPA/10  
 (PL) A (00) 002 Rev A

<b>Date Plans Received:</b>	06/03/2015	<b>Date(s) of Amendment(s):</b>	11/08/2015
<b>Date Application Valid:</b>	11/03/2015		26/05/2015
			10/08/2015

#### 1. SUMMARY

The application seeks a variation of condition 5 of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 (redevelopment of former RAF Uxbridge site) to amend the approved plans, including the layout and drainage strategy regarding the Town Centre Extension phase of the wider St Andrews Park development.

For the reasons outlined below, the proposed changes to the Town Centre Extension layout and drainage strategy are considered to comply with the policies of the adopted Hillingdon Local Plan (2012), and as such this application is recommended for approval.

## 2. RECOMMENDATION

Approval, subject to receipt of confirmation from the Greater London Authority that the Mayor will not be requesting the opportunity for a Stage 2 response or directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, that delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to any relevant amendments agreed by the Head of Planning and Enforcement and also those requested by the Greater London Authority and the following:

a) That the Council enter into a deed of variation to the legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the legal obligations secured under the original consent (reference 585/APP/2009/2752 dated 18/01/12) or any obligations as amended through previous deed of variations to that agreement.

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.

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

d) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 12 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning and Enforcement, then the application may be referred back to the Committee for determination.

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

f) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning and Enforcement prior to issuing the decision:

### 1 OUT1 Time Limit- outline planning application

The development hereby permitted shall begin either before the expiration of five (5) years from the 18th of January 2012, or before the expiration of two (2) years from the date of approval of the last of the reserved matters to be approved, whichever is the later, unless consent to any variation is first obtained in writing from the Local Planning Authority.

### REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

### 2 OUT2 Reserved matters - submission

Unless otherwise agreed in writing by the Local Planning Authority, application for approve

of the following reserved matters shall be made to the Local Planning Authority before the expiry of five (5) years from the date of this permission:

- (a) Layout
- (b) Scale
- (c) Appearance
- (d) Landscaping

#### REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

### **3 OUT3 Approval of Details**

Unless otherwise agreed in writing by the Local Planning Authority, approval of the details of the layout, scale, landscaping and appearance of the relevant parts of the individual phases of the development (hereinafter called the reserved matters) shall be obtained in writing from the Local Planning Authority for each phase of development, before development of that phase is commenced.

For the relevant parts of each phase, the detailed drawings and supporting documentation to be submitted shall, as part of the reserved matters, accord with the Revised Design Code (Ref VSM/UXB/HPA/7.1, September 2010) and shall include the following:

i) Hard and soft landscaping plans including drawings, specifications and supporting details which shall include:

An accurate survey plan at a scale of not less than 1:200, showing:-

- Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- A clear indication of trees, hedges and shrubs to be retained and removed.
- Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained.
- Planting plans (at not less than a scale of 1:100 or an appropriate scale to be agreed with the Local Planning Authority),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme,
- Proposed finishing levels or contours,
- Means of enclosure and boundary treatments including the positions, design, materials and type of treatments. Generally, the boundary treatment shall ensure that adequate pedestrian visibility splays are provided through the use of visually permeable rather than solid fencing unless otherwise agreed with the Local planning Authority,
- Private and communal external garden and other amenity spaces
- Outdoor children's playspace
- Car parking layouts (including landscaping around car parking areas),
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as furniture, refuse storage, signs and shall include

lighting for amenity spaces and streets),

- Details and the retention of any existing features or artefacts on the site,
- The final design and specification of play equipment and play areas including the style of enclosure and security measures as well as any associated furniture and features applicable
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures)
- Retained historic landscape features and proposals for their restoration where relevant,
- A schedule of landscape maintenance for a minimum period of 5 years. The maintenance scheme shall include details of the arrangements for its implementation,
- Signs and lighting including flood lighting and street lighting

ii) Plans of the site showing the existing and proposed ground levels and the proposed finished height of all proposed buildings.

iii) Full plans of the buildings including roof form and details of photovoltaic, living roofs and walls, lift overruns plant and any other features/installations/projections

iv) Elevations of the buildings, including samples of materials to be used on external faces of the building shall be submitted on a materials palette board and drawings of appropriate scale;

v) Details at an appropriate scale showing the provision of bat and bird boxes in the facade

vi) Design of lower floor elevations of commercial units including shopfronts at an appropriate scale.

vii) Full elevations, plans and sections at an appropriate scale showing the future potential provision of intake/extract ventilation and ductwork for future Class A3 uses in Block F and if applicable, the assisted living retirement village. Alternatively, plans showing the creation of voids through the building to roof level for the future potential provision of extract ventilation ductwork.

viii) Plans and elevations of all boundary treatment and means of enclosure and incorporation of full details of height and materials,

ix) Full plans and elevations of all buildings and any other structures, incorporating details of materials to be used for external surfaces, including samples of all such materials,

x) Full drawings showing the siting, design and finish heights of obscure glazed privacy screens on all balconies and terraces.

Thereafter and prior to occupation of each relevant phase, the scheme shall be completed in strict accordance with the approved details for the relevant phase, and thereafter be maintained for the life of the development.

#### REASON

(i) to (iii) To ensure the appearance of the locality is protected and enhanced in accordance with Policies BE13 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (November 2012),

(iv) to (ix) To ensure that the external appearance of the buildings and landscaping is satisfactory accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

(x) To safeguard the amenity of surrounding areas in accordance with Policy BE24 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **4 NONSC Phasing**

Unless otherwise agreed in writing by the Local Planning Authority, the overall phasing of

the development shall largely accord with the phasing plan (Ref: 3300\_10\_106 Rev D). Before commencement of each phase of development, a detailed phasing and implementation plan, for the relevant phase including the order and timing of development of individual buildings, landscaped areas, play space, bicycle parking and car parking areas within each phase, shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall be completed in strict accordance with the approved details.

#### REASON

To ensure the development proceeds in a satisfactory manner and to accord with Policy LE2 and BE38 of the Hillingdon Local Plan Saved Policies (November 2012).

### **5 NONSC Height and Building Footprint**

Unless otherwise agreed in writing by the Local Planning Authority, the scheme shall strictly accord with the siting, footprint and maximum width, length and height of all buildings which form part of the outline element of the development hereby approved shall accord with Plan No. (PL) A (00) 009 F.

#### REASON

To ensure that the external appearance of the development is satisfactory and to protect residential amenity of nearby occupiers and the visual amenities of the area and to accord with Policies BE13, BE19, BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan Saved Policies (November 2012).

### **6 NONSC Non Standard Condition**

Notwithstanding the details shown on any other plan listed in this permission, when Reserved Matters Applications for the Town Centre Extension phase are submitted in relation to Conditions 2 and 3 of this consent they shall be in accordance with the following plans:

- (PL) A (00) 001 B Proposed Development Phasing Plan
- (PL) A (00) 002 A Site Location Plan
- (PL) A (00) 003 C Masterplan Strategy Diagram
- (PL) A (00) 004 E Illustrative Masterplan
- (PL) A (00) 006 D Parameter Plan 01 - Access and Movement
- (PL) A (00) 007 E Parameter Plan 02 - Landscape
- (PL) A (00) 008 D Parameter Plan 03 - Land Use
- (PL) A (00) 009 F Parameter Plan 04 - Scale
- (PL) A (00) 010 C Parameter Plan 05 - Character Areas

#### REASON

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

### **7 NONSC Playspace**

None of the dwellings in each phase hereby permitted shall be occupied, until the playspaces serving the dwellings within any part of the relevant phase approved in accordance with condition 3(i) have been laid out and made available for use for the relevant phase or part thereof.

Thereafter, the playspaces shall so be maintained for the life of the development unless

otherwise agreed in writing by the Local Planning Authority.

#### REASON

To ensure that the development makes adequate provision for childrens play in accordance with Policy R1 of the Hillingdon Local Plan Saved Policies (November 2012) and London Plan (March 2015) Policy 3.16.

#### **8 NONSC Amenity space for new build dwellings**

Unless otherwise agreed in writing by the Local Planning Authority, Reserved Matters applications submitted in accordance with condition 2 of this permission, shall ensure that the detailed design of all residential C3 dwellings, not at ground floor level, benefit from one of or a combination of, the following amenity space provisions:

- i) Balconies and/or Terrace and/or the like; and/or
- ii) Communal amenity space

The size and design of the amenity space shall have regard to the provisions of Hillingdon's HDAS Residential Layouts or any subsequent policy or guidance which is deemed to supersede it at the time of the reserved matters application, to be agreed by the LPA.

Thereafter and prior to occupation of each phase, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

#### REASON

To ensure the availability of amenity space for future residential occupiers in accordance with Hillingdon HDAS Residential Layouts and BE23 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **9 NONSC Traffic and Parking Arrangements**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of each phase, detailed drawings and supporting documentation for the relevant phase shall be submitted for approval in writing by the Local Planning Authority in respect of the following:

- i) Traffic and car parking arrangements for the relevant phase, including:
  - Secure electric vehicle charging points including the details of the type of device, location and installation. Charging points should be capable of charging multiple vehicles simultaneously and shall be provided for at least 20 percent (20%) of car parking spaces in each phase as well an additional 20% passive provision for residential parking and additional 10% passive provision for non-residential or a higher level, if supported by London Plan policies in place at the time. Notwithstanding, all car parking spaces are to be designed to be able to be easily fitted with an electric vehicle charging point in the future,
  - the allocation and designation of car parking spaces to both the non-residential and residential uses approved on the site (including plans showing the location of allocated car parking spaces, dedicated to each unit),
  - provision for wheelchair disabled people and blue badge holders. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area and which shall be cited in close proximity to the entrances they serve and shall comprise a total 10% of overall parking provided,
  - car club siting within the development and the allocation of six spaces designated for future car club operators,
  - the means of ingress and egress, roundabouts and new road junctions, the closure of



existing access (where appropriate),

- details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, visibility splays, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities for all non-residential uses including coach parking and taxi rank for the Hotel Use, closure of existing access and means of surfacing), in order to achieve a high standard of design and construction in accordance with the Local Planning Authority's standards, even in the instance that the roads are not offered for adoption by the Local Planning Authority,

- Revised plans and supporting information showing no parking on any adopted road,
- the detailed design, to the Council's adoption standards, of the main internal spine road from The Green Way to the Chippendale Way Roundabout, the link road to the new signalised site access including the new signalised junction and the improvements to the Hillingdon Hill / Greenway and Kingston Lane junctions is to be submitted to LBH for approval. The spine road from the Greenway to the northern boundary of phase 1, as well as the Greenway / Hillingdon Hill junction must be completed and operational prior to the occupation of the 30th residential unit,

- The remaining part of the spine road from the site access link road to the altered Chippendale Way roundabout is to be completed and operational prior to the occupation of any part of the Early/ Independent phases. or Phase 2 whichever is developed first,

- The Chippendale Way roundabout improvements and the spine road up to the northern end of phase 7 must be completed prior to any occupation of the early independent phases

- The above highways works and the internal roads to the school must be delivered to meet the programmed occupation dates stipulated by the Local Planning Authority,

- The main signalised site access in Hillingdon Hill, the main spine road and the link road between the main site access and the spine road must be completed prior to any occupation of phase 2,

- Deliveries to avoid peak periods.

ii) A delivery and servicing plan for the relevant phase which shall include details of the types of vehicle (including size and weight), the routes which trucks will take to/from the site, measures to minimise the impact of noise, traffic and vibration associated with lorry movements on residential amenity, and measures to minimise deliveries during peak hours. Deliveries shall be combined where possible in order to reduce numbers and frequency and the use of quieter and less polluting vehicles should be promoted.

iii) The means of construction and surfacing of all roads, drives, parking areas, cycle ways and footpaths, for the relevant phase.

Note that the applicant is responsible for the costs of any traffic orders required for waiting restrictions and/ or a parking management scheme for the new spine road and the link road.

Thereafter and prior to occupation of each relevant phase, the scheme shall be completed in strict accordance with the approved details for the relevant phase and thereafter maintained for the life of the development.

#### REASON

(i) To encourage sustainable travel and to comply with London Plan Policy 5.3.

- To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

- To ensure that adequate sight lines are provided and thereafter retained in the interests of highway safety in accordance with Policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies (November 2012) and Chapter 6 of the London Plan (March 2015).

(i), (ii) and (iii) To ensure pedestrian and vehicular safety and the free flow of traffic and conditions of general safety within the site and on the local highway network and to ensure adequate facilities are provided for cyclists in accordance with Policies AM7, AM9, and AM14 of the Hillingdon Local Plan Saved Policies (November 2012).

## **10 NONSC Energy**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of phase 1, detailed drawings and supporting documentation shall be submitted for approval in writing by the Local Planning Authority in respect of the following:

i) A detailed Energy Strategy, including plans detailing the energy centre size 1,200sqm and associated technology not limited to and including biomass boilers, heat distribution net works, CHP systems, photovoltaic panels, any other renewable any features and the like unless otherwise agreed in writing by the Local Planning Authority.

The features shall accord with the Energy Strategy (Ref. VSM/UXB/HPA/10, December 2009) and the Addendum Energy Strategy (Ref. VSM/UXB/HPA/10.1, September 2010) and shall demonstrate for each phase that the development is able to connect to the site wide heat and power network unless otherwise agreed in writing by the Local Planning Authority

With particular regard to the biomass boiler, details shall include a written schedule of maintenance, which shall include removal of ash, inspection and maintenance of particulate arrestment equipment, boiler servicing and stack cleaning.

Thereafter and prior to occupation of each relevant phase, the scheme shall be completed and adopted in strict accordance with the approved details and thereafter be maintained for the lifetime of the development.

### **REASON**

To provide on site renewable energy and reduce carbon emissions in accordance with Policy 5.7 of the London Plan (March 2015).

## **11 NONSC Code 6 dwellings in Phase 2**

Unless otherwise agreed in writing by the Local Planning Authority, before commencing Phase 2 of the development, plans and details of not less than 29 dwellings to be completed within Phase 2, compliant with Sustainable Homes Code Level 6 shall be submitted to and approved in writing by the LPA.

Documentation shall include a statement demonstrating that measures will be incorporated to ensure that the units achieve a minimum standard of Code for Sustainable Homes level 6 in accordance with changes to national Building Regulations.

No dwelling in phase 2 shall be occupied until a design stage Code Certificate has been issued for the relevant dwelling, and for no less than 29 dwellings in phase 2, the Code Certificate shall demonstrate compliance with Code for Sustainable Homes level 6, for all other dwellings in phase 2 the Code Certificate shall demonstrate compliance with Code for Sustainable Homes level 4, with reasonable endeavours to obtaining higher levels in later

parts, in accordance with changes to national Building Regulations.

**REASON**

To ensure that the residential elements of the scheme are designed to incorporate energy efficiency and sustainability principles in compliance with the requirements of Policy 5.7 of the London Plan (March 2015).

**12 NONSC Non-residential shopfronts**

Prior to any occupation of the residential component of any phase which also comprises a component of non-residential uses, the non-residential units shall be completed in accordance with the approved plans and retained thereafter for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To ensure the appearance of the locality is protected and enhanced in accordance with Policies BE13, BE28 and BE38 of the Council's Local Plan Saved Policies (November 2012).

**13 NONSC Active frontages Transparent windows**

All glazing at ground floor level of the non residential uses shall be transparent to enable views into the building and shall not otherwise be obscured by any temporary or permanent objects and internal arrangements including window displays, fixtures, advertising, and equipment unless otherwise agreed in writing by the Local Planning Authority.

No roller shutters or grills at ground floor of non-residential uses unless otherwise approved in writing by the Local Planning Authority.

**REASON**

To ensure an active and transparent ground floor frontage in support of the surrounding publicly accessible spaces in accordance with PPS1 and Policies 7.1 and 7.5 of the London Plan (March 2015).

**14 N1 Noise mitigation**

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of each phase, a scheme for protecting the proposed development from road traffic noise and rail traffic noise shall be submitted for approval in writing by the Local Planning Authority. The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors and provide adequate ventilation to indoor areas. The scheme shall include such combination of measures as may be approved in writing by the Local Planning Authority.

Thereafter and prior to occupation of each relevant phase, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the lifetime of the development.

**REASON**

To protect the amenity of occupiers in accordance with policy OE5 of the Hillingdon Local Plan Saved Policies (November 2012).

**15 NONSC Hillingdon House Conservation Management Plan**

Unless otherwise agreed in writing by the Local Planning Authority, prior to the

commencement of any works in relation to Hillingdon House or affecting its curtilage a detailed conservation management plan for Hillingdon House shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter any development shall be undertaken in accordance with the approved management plan.

#### REASON

To ensure the future conservation, management and enhancement of the building and to safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **16 NONSC Submission of details**

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of any works in relation to Hillingdon House, its curtilage, (including the existing curtilage boundary wall, courtyard areas and the Carpenters Building) shown on Plan 3300-21-106 Rev D, detailed drawings and supporting documentation relevant to the work to be commenced and to a standard to be agreed with the LPA shall be submitted to and approved in writing by the Local Planning Authority and include but not necessarily be limited to the following:

##### Walls

- \* Details of the design of any proposed new openings to the existing courtyard walls and any gates to both new and existing openings in the wall around the curtilage of Hillingdon House.

##### Courtyard areas and Carpenters Building

- \* A detailed layout for the hard / soft landscaping, samples of materials and details of surfaces, lighting, signage, ramps, steps and additional means of enclosure
- \* Details at an appropriate scale of the design, construction and materials of the new windows and doors (internal and external) to the Carpenters Building
- \* Repair methodology and schedule of repairs to the Carpenters Building

##### Hillingdon House

- \* Details of the design and appearance of the Hillingdon House goods lift, the new internal staircase, service floor area and the enclosing wall to the basement service area, including samples of materials and finishes (bond, mortar mix and pointing style)
- \* Details of the new Hillingdon House lift, its enclosure, atrium roof and lift mechanism
- \* Elevational drawings at an appropriate scale illustrating the appearance and design of the new Hillingdon House doors and openings. (It is noted that, where new openings are created between original bedrooms and dressing rooms, cornices and a down stand over each should be left).
- \* Details of the repair / reinstatement of the Hillingdon House niches to the south elevation
- \* Details of design (1:10, 1:5 and to full size, including cross-sections) construction and materials of the new Hillingdon House windows, dormers and external doors
- \* Details of all new Hillingdon House internal joinery, doors, architraves, chair rails and skirtings at 1:10, 1:5 and to full size as appropriate (including cross-sections)
- \* Repairs to internal decorative plaster work in Hillingdon House;

- \* Details of the Hillingdon House hallway ramp, including design, materials and finishes
- \* Details of the new Hillingdon House staircase, including design, materials and finishes; details of refuge and communication points
- \* Works to make good the flank elevation of the main Hillingdon House following the demolition of the existing basement wing
- \* Details of the methods and materials to be used for fire and sound proofing

Thereafter and prior to occupation of any part of the relevant building(s), the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan Saved Policies (November 2012).

### **17 NONSC Cinema Building**

Unless otherwise agreed in writing by the Local Planning Authority, before commencing any works to or undertaking any use of the former Cinema Building, plans details and supporting documentation of the following shall be submitted to and approved in writing by the Local Planning Authority:

- i) Detail of the exact nature of the activities to be undertaken in the former Cinema Building, including use, hours of operation, numbers of staff and visitors;
- ii) Waste and recycling storage facilities and disposal arrangements;
- iii) Details of signage and lighting;
- iv) Plans, elevations and other details showing precisely the extent and scope of works;
- v) Details showing compliance with relevant disabled access, landscaping and energy requirements;
- vi) Car parking, cycle storage and access arrangements;
- vii) A scheme for the management, maintenance and security of the premises;

The scheme shall then be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

#### REASON

To safeguard the residential amenity of occupiers of nearby properties, to ensure a satisfactory appearance and in the interests of the amenities of the occupiers and nearby residents, to ensure persons with disabilities have adequate access to the premises, to ensure works do not harm the historically significant fabric of the building and to accord with Policies BE4, BE27, OE3, AM13 of the Hillingdon Local Plan Saved Policies (November 2012) and Policies 3.1, 3.8 and 7.15 of the London Plan (March 2015).

### **18 NONSC Traffic and Parking Arrangements**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of any of the elements of development for which full planning permission is hereby approved, the following details of traffic arrangements for the relevant element (including where appropriate) carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing shall be submitted to and approved in writing by the Local Planning Authority.

The relevant elements of development shall not be occupied until all such works have been

constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

For the purposes of this condition, the definition of 'development for which full planning permission is approved' is as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate offstreet parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Local Plan Saved Policies (November 2012) and Chapter 6 of the London Plan (March 2015).

#### **19 NONSC Defensive space**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential elements of the development for which full planning permission is hereby approved shall commence until details of measures to ensure the provision of defensive space adjacent to ground floor windows within communal areas have been submitted to, and approved in writing by, the Local Planning Authority.

For the purposes of this condition, the definition of residential elements of development for which full planning permission is as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### 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 excising 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 Policies 7.1 and 7.3 of the London Plan (March 2015).

## **20 RPD2 Obscured Glazing and Non-Opening Windows**

The following windows shall be permanently glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence:

- \* Second floor, northern elevation window in Town House 01D shown in plan 3300-21-610 Rev D;
- \* The upper (3rd floor) level southern elevation window in Town House 02D shown in plan 3300-21-611 Rev D;
- \* The upper (3rd floor) level northern elevation window in Town House 02A shown in plan 3300-21-611 Rev D;
- \* The first floor windows in the eastern elevation of the town houses shown in plan 3300-21-612 Rev C (Town Houses 03);
- \* The two first floor eastern elevation windows in Flat Block 01 shown in plan 3300-21-614 Rev F;
- \* The first and second floor windows in the southern elevation of western most duplex in Flat Block 02 shown in plan 3300-21-615 Rev F;
- \* The first floor window in the southern elevation of eastern most duplex in Flat Block 02 shown in plan 3300-21-615 Rev F;
- \* All western elevation windows, with the exception of the living room/lounge room window, in the Carpenters Building shown in plan 3300-21-602 Rev C
- \* The ground floor windows in the northern elevation of the Sick Quarters (townhouse D) shown in plan 3300-24-301 Rev C;
- \* The first and second storey windows in the eastern elevation of the central protruding element of the Barrack Block (shown as being obscured glazed in plan 3300-25-301 Rev F);

### **REASON**

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

## **21 M5 Means of Enclosure**

Unless otherwise agreed in writing by the Local Planning Authority, development of the residential elements of development for which full planning permission is hereby approved shall not commence until details of boundary fencing or other means of enclosure and details of all gates and barriers (including details of locks, materials, height, management and maintenance) associated with the relevant dwellings (and their associated car parking spaces, amenity areas, accessways, courtyards and other spaces) have been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the relevant dwelling is occupied and shall be permanently retained thereafter. The means of enclosure shall include gated accesses to the side of buildings, boundary treatments to communal and private amenity areas and means of enclosure of the Children's play area.

For the purposes of this condition, the definition of 'development for which full planning permission is approved' is as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D

- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- ix) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- x) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

To safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan Saved Policies (November 2012).

### **22 M1 Details/Samples to be Submitted**

Unless otherwise agreed in writing by the Local Planning Authority, development of the elements of development for which full planning permission is hereby approved shall not commence until details and/or samples of all materials, colours and finishes to be used on all external surfaces of the relevant component of the full planning element have been submitted to and approved in writing by the Local Planning Authority.

The detail shall also include (and shall not be limited to) drawings to an appropriate scale and details and/or samples/materials shall be provided for dormers, windows and external doors, as well as what materials are to be used for surfacing outdoor amenity areas of Town Houses 03 shown on plan 3300-21-612 Rev C

For the purposes of this condition, the definition of development for which full planning permission is approved is as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

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

### **23 NONSC Deliveries and Servicing for the Cinema and Hillingdon House**

Prior to commencement of any development associated with Hillingdon House, its curtilage or the Cinema Building, details of delivery and servicing arrangements for the relevant building (Hillingdon House or the Cinema Building) shall be submitted to and approved in writing by the Local Planning Authority, and shall include the following:

- i) details of the types of vehicle (including size and weight),



- ii) the routes which trucks will take to/from the building,
- iii) measures to minimise the impact of noise,
- iv) traffic and vibration associated with lorry movements on residential amenity, and measures to minimise deliveries during peak hours. Deliveries shall be combined where possible in order to reduce numbers and frequency and the use of quieter and less polluting vehicles should be promoted.

The scheme shall then be completed in strict accordance with the approved details and thereafter maintained for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.

#### REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate offstreet parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Local Plan Saved Policies (November 2012) and Chapter 6 of the London Plan (March 2015).

#### **24 TL5 Landscaping Scheme**

No development of any component of the full planning permission shall take place until a landscape scheme providing full details of hard and soft landscaping works for the relevant component of the full planning permission element has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out in strict accordance with the approved details. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Signs and lighting including flood lighting and street lights,
- Means of enclosure, including railings and other barriers to prevent future residents falling from upper level/elevated private and communal gardens or stairs leading to upper level gardens;
- Screens, walls, trellis, planting and other measures to prevent overlooking of residences from the upper level/elevated garden areas.
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures)
- Retained historic landscape features and proposals for their restoration where relevant.

For the purposes of this condition, the definition of development for which full planning permission is approved is as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C

- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema Building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

**REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan Saved Policies (November 2012).

**25 NONSC Development in accordance with details hereby approved**

The development shall not be carried out otherwise than in strict accordance with the plans and supporting information, and in particular the Design Code VSM/UXB/HPA/7.1 hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

**REASON**

To ensure that the external appearance of the development is satisfactory and to protect residential amenity of near by occupiers, the visual amenities of the area as well as protecting the environment and to accord with PPS1, PPS3, Policies AM7, AM14, BE13, BE19, BE20, BE21, BE23, BE24, BE38 and OE1 of the Hillingdon Local Plan Saved Policies (November 2012).

**26 NONSC Maximum number of dwellings and floorspace**

Unless otherwise agreed in writing by the the Local Planning Authority, the maximum number of dwellings and floorspace in each respective use granted by the Full and Outline permissions shall be:

- i) Class C3: 1,340 residential units
- ii) Class C2: 77 assisted living retirement accommodation
- iii) Class A1/A2/A3/A4/A5: 3,600 sqm
- iv) Class B1(a): 15,360 sqm
- v) Class C1: 3,950 sqm
- vi) Class D1/D2: 4,170 sqm
- vii) Sui Generis Theatre: 2,900 sqm
- viii) Sui Generis Energy Centre: 1,200 sqm

**REASON**

To ensure an appropriately balanced and complimentary range of residential and non-residential uses on site in and that the extent of The development of the site is the subject of an Environmental Impact Assessment pursuant to PPS1, Policy 3.7 of the London Plan (March 2015) the Council's SPD for the NATS site

**27 NONSC Demolition and Construction**

Prior to commencement of any phase of the outline or full planning permission elements of the development as hereby approved, detailed drawings and supporting documentation for the relevant phase/relevant component of the full planning element shall be submitted to

and approved in writing by the Local Planning Authority.

Unless otherwise agreed in writing by the Local Planning Authority, the detailed drawings and supporting documentation shall include the following:

(i) A demolition and construction environmental management plan including a method statement which shall include:

- The phasing of any construction work and construction traffic signage, a construction logistics plan and construction method statement,
- The phasing of development works,
- The hours during which development works will occur (please refer to informative 12 for maximum permitted working hours),
- A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing,
- Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities),
- Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours), which shall accord with the following:
  1. The principle construction access to the site will be from the main access off Hillingdon Hill,
  2. No construction access will be permitted from the Greenway / Hillingdon Hill junction until the Greenway and Kingston Lane junction improvements have been implemented,
  3. No construction access will be permitted from Vine Lane,
- Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- The storage of demolition/construction materials on site,
- Details of the site manager, including their contact details (phone, facsimile, postal address and email),
- The location of a large notice board on the site that clearly identifies the name, telephone number and address for service of the site manager,
- Any means of protection of services such as pipes and water mains within the road reserve,
- Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities,
- Measures to be adopted to ensure that pedestrian access past the site on the public footpaths is safe and not obstructed during construction works,
- Proposed numbers and timing of truck movements throughout the day and the proposed routes,
- Proposed hours of work on the site,
- Measures to ensure deliveries avoid peak periods,
- Ensuring no adverse impact on the Battle of Britain Bunker and associated buildings in the south eastern portion of the site which is to be retained in MOD operation and ownership building
- Measures for protecting neighbours and the public from noise and vibration
- ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction
- Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction.

Thereafter and during the construction of each relevant phase of the outline and full elements as hereby approved, the scheme shall be completed in strict accordance with the approved details for the relevant phase of the full element of development for which full planning permission is approved, unless consent to any variation is first obtained in writing from the Local Planning Authority.

For the purposes of this condition, development for which full planning permission is approved is defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

To protect the amenity of the surrounding area in accordance with Policy BE19 of the Hillingdon Local Plan Saved Policies (November 2012) as well as manage air quality in accordance with Policies 7.1 of the London Plan (March 2015) and OE1 of the Hillingdon Local Plan Saved Policies (November 2012) and to minimise the impact of the construction phase on the strategic highway network and to comply with London Plan Policy 6.14 (March 2015).

#### **28            OM2            Levels**

Unless otherwise agreed in writing by the Local Planning Authority, the plans showing the existing and proposed levels approved as part of condition 3(ii) shall be shown in relation to a fixed datum point, and for the avoidance of doubt prior to the commencement of any of the elements of development for which full planning permission is hereby approved, plans of the relevant part of the site showing the existing and proposed ground levels and the proposed finished floor levels (in relation to a fixed datum point) of the relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall not be carried out other than in accordance with the approved details.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C

- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **29 NONSC Disabled Access**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of each phase of the outline element of the development or any of the elements of development for which full planning permission is hereby approved, detailed drawings and supporting documentation for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority.

The detailed drawings and supporting documentation shall include the following:

- i) Sign plates, incorporating a representation of the Universal Wheelchair Symbol for the relevant phase, or element of the full planning permission, shall be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such sign plates shall identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of special services. Signs for direction and location shall have large characters or numerals and clearly contrast with the background colour.
- ii) Plans and details which demonstrate that the design of the scheme is inclusive and accessible to all persons, including persons with disabilities, including:
  - the internal layout of buildings,
  - details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings),
  - external areas (including car parking areas).

Prior to occupation of the relevant phase, or relevant component of the full planning element the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

## REASON

To ensure disabled persons are provided with adequate facilities and access to the development in accordance with Policies AM13 and R16 of the Hillingdon Local Plan Saved Policies (November 2012) and London Plan (March 2015) Policies 3.8, 3.1 and 7.2.

### **30 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards**

All residential units within the development hereby approved shall be built in accordance with Lifetime Homes Standards unless otherwise agreed in writing by the Local Planning Authority. Furthermore 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, and shall include within the design of each wheelchair unit internal storage space for the storage of mobility scooters/wheelchairs and associated charging points as set out in the Council's Supplementary Planning Document Hillingdon Design and Accessibility Statement: Accessible Hillingdon.

Thereafter these features shall be retained and maintained for the life of the development.

## REASON

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

### **31 NONSC Waste**

Prior to commencement of each phase of the outline element of the development or any of the elements of development for which full planning permission is hereby approved, detailed drawings and supporting documentation for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority. The detailed drawings and supporting documentation shall include the following:

- i) Detailed drawings and specification of covered, secured and signposted waste and recycling storage collection areas.
- ii) Detailed drawings and supporting information for the management and collection of waste from the energy centre as well as waste and recycling for all other non-residential uses

Prior to occupation of the relevant phase, or relevant component of the full planning element, the approved refuse and recycling facilities shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

For the purposes of this condition, 'development for which full planning permission is approved' and 'full planning element' are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C

xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

To ensure a sustainable living environment is secured for all residents in compliance with the requirements of Policy 5.3 of the London Plan (March 2015).

### **32 NONSC Security**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of each phase of the outline element of the development or any of the elements of development for which full planning permission is hereby approved, detailed drawings and supporting documentation for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority. The detailed drawings and supporting documentation shall include the following:

i) Details of security measures to reach the standard necessary to achieve the '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).

Prior to occupation of the relevant phase, or relevant component of the full planning element, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development, unless consent to any variation is first obtained in writing from the Local Planning Authority.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

In pursuance of the Local Planning Authority'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 Local Planning Authority'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 Policies 7.1 and 7.3 of the London Plan (March 2015).

### **33 NONSC CCTV**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of each phase of the outline element of the development or any of the elements of development for which full planning permission is hereby approved a scheme for the provision of Closed Circuit Television (CCTV) for the relevant phase/relevant component of

the full planning element shall be submitted to and approved in writing by the Local Planning Authority. The scheme for the provision of Closed Circuit Television (CCTV) shall include the following:

- i) Details of how the proposed CCTV system will be compatible with the Council's CCTV system;
- ii) Details of CCTV cameras, including type and specification;
- iii) Details of the location of CCTV cameras to be mounted on and/or around the buildings, amenity areas and bicycle storage areas

Prior to occupation of the relevant phase, or relevant component of the full planning element the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development unless consent to a variation has been agreed in writing by the Local Planning Authority.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

In pursuance of the Local Planning Authority'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 Local Planning Authority'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 that the development provides a safe and secure environment in accordance with Policies 7.1 and 7.3 of the London Plan (March 2015).

#### **34 NONSC Overlooking Potential**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows or doors shall be constructed in the flank walls or roof slopes of all the residential dwellings unless consent to any variation has been agreed to in writing by the Local Planning Authority.

#### REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of Hillingdon's Local Plan Saved Policies (November 2012).

#### **35 TL20 Amenity Areas**

No dwelling hereby permitted as part of the outline planning element of this permission sh



be occupied, until the outdoor amenity area(s) serving the relevant dwelling (including balconies and communal spaces where these are shown to be provided) have been approved in accordance with conditions 3(i) and have been laid out and made available for use. For the avoidance of doubt, prior to the occupation of each of the dwellings for which full planning permission is hereby approved, the outdoor amenity area(s) serving the relevant dwelling (including communal spaces where these are shown to be provided) shall have been laid out and made available for use.

Thereafter, the amenity areas shall be maintained for the life of the development.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Local Plan Saved Policies (November 2012) and London Plan (March 2015) Policy 7.1

#### **36 NONSC Deliveries (Non - residential Uses Only)**

Unless otherwise agreed in writing by the Local Planning Authority, there shall be no loading or unloading of goods or fuel (including fuel for any biomass boiler) to the non residential elements of the development (including Hillingdon House) outside the hours of 08:00 to 18:00 hours Mondays to Fridays, 08:00 to 13:00 Saturdays. There shall be no deliveries to the premises on Sundays, Bank or Public holidays.

#### REASON

To prevent harm to the amenity of surrounding areas due to noise in accordance with Policy OE1 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **37 HLC7 Music**

In respect of all non-residential uses (including those within Hillingdon House, the District Park and any publicly accessible outdoor space), no amplified or other music shall be played except between 0800 hours and 2000 hours Mondays to Fridays, between 0800 hours and 1600 hours on Saturdays and at no time on Sundays, Public or Bank Holidays unless consent to any variation is first obtained in writing from the Local Planning Authority

#### REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in

accordance with Policy OE3 of the Hillingdon Local Plan Saved Policies (November 2012)

**38 NONSC Public access to the site at all times**

Each phase of the development shall be publicly accessible from first occupation and remain so for the lifetime of the development, unless consent to any variation is first obtained in writing from the Local Planning Authority.

**REASON**

To ensure access to the site and its facilities and to facilitate connections into and across the site, in the interest of achieving sustainable communities in accordance with PPS1 and Policies 7.1 and 7.5 of the London Plan (March 2015).

**39 NONSC Antenna**

Unless otherwise agreed in writing by the Local Planning Authority, no antenna, masts, poles, satellite dishes or the like shall be erected on the buildings hereby approved including the Mons Barrack Blocks building, with the exception of the Class C3 detached, semi-detached and terraced residential dwelling houses.

**REASON**

To ensure that the apparatus does not detract from the visual amenities of the area and is considered acceptable on a temporary basis only, in accordance with Policy BE37 of the Hillingdon Local Plan Saved Policies (November 2012).

**40 NONSC Archaeology**

No phase of the development or any of the elements of development for which full planning permission is hereby approved shall take place until the applicant has secured the implementation of a programme of archaeological work for the relevant phase/relevant component of the full planning element in accordance with a written scheme for investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

The development of each relevant phase of the outline element or of the relevant component of the full planning element shall only take place in strict accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority unless consent to any variation is first obtained in writing from the Local Planning Authority.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

## REASON

Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological excavation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16 and in accordance with Policy BE3 of the Hillingdon Local Plan Saved Policies (November 2012).

### **41 NONSC Historic Building Recording**

No phase of the outline element of the scheme or any of the elements of development for which full planning permission is hereby approved shall take place until the applicant has secured the implementation of a programme of recording of the standing buildings, to include video and still photography of the historic buildings within the relevant phase/relevant component of the full planning element, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

## REASON

The planning authority wishes to secure the recording of the existing buildings prior to development, in accordance with the guidance and model condition set out in PPG16 and in accordance with Policy BE3 of the Hillingdon Local Plan Saved Policies (November 2012).

### **42 NONSC Car Parking - Allocation and Nomination**

Unless otherwise agreed in writing by the Local Planning Authority, car parking arrangements approved in compliance with Conditions 8, 17, 42, 43 shall ensure that a maximum of 450 car parking spaces are allocated to, and dedicated for, the use of the non-residential uses (including the assisted living retirement village as well as car parking spaces adjacent to Hillingdon House being allocated for the sole use of staff and visitors) approved for development on the site.

A maximum of 1,649 car parking spaces are to be allocated for all residential development (excluding the assisted living retirement village) with each individual residential dwelling to be allocated as follows:

- (i) 3, 4 and 5 bed room dwellings are allocated 2 car parking spaces each;
- (ii) 2 bedroom houses and 3 bedroom flats are to be allocated at least 1 car parking space each and at a maximum rate of 2 car parking spaces;

- (iii) All 2 bedroom flats are to be allocated a maximum of 1 car parking space;
- (iv) 1 bed units to be allocated the remainder of spaces.

The car parking space allocation to residential dwellings shall be for the dedicated sole use of the occupiers of the dwelling to which each space has been allocated.

Thereafter, the location, allocation and dedication of car parking spaces shall be retained and maintained in accordance with the approved details for so long as the development remains in existence, unless consent to any variation is first obtained in writing from the Local Planning Authority.

#### REASON

To ensure that car parking is adequately provided for all residential and non-residential uses on the site and to accord with Policies AM7 and AM14 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **43 NONSC Car Parking**

Unless otherwise agreed in writing by the Local Planning Authority, car parking arrangements approved in compliance with Condition 8, 17, and 41 shall demonstrate that parking provision is commensurate with the scale of development completed in each phase, and following completion of all phases of development, not more than a maximum of 2,099 car parking spaces [comprising not more than 450 spaces for the non-residential uses (including Assisted Living retirement home) and not more than 1,649 spaces for the residential uses] are to be provided on the site at any time.

#### REASON

To ensure that car parking is adequately provided for all residential and non-residential uses on the site and to accord with Policy AM14 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **44 NONSC Car Parking Management Plan**

Prior to commencement of development (other than site preparation and enabling infrastructure works) a Car Park Management Plan covering the entire site shall be submitted to and approved in writing by the Local Planning Authority.

The provisions of the Car Parking Management Plan will be implemented and maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

#### REASON

To ensure the suitable management of parking on site and to impact on the surrounding area in accordance with policies Pt1.10, AM14, AM15, AM16 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **45 NONSC Parking permits**

With the exception of people with a disability, the owners/occupiers/residents of the proposed development will not be entitled to an on street parking permit if and when a residents' parking management scheme is introduced in the area for which the parking management scheme encompasses.

#### REASON

To prevent parking from the development over spilling on to the surrounding streets in order to reduce reliance on the private car in compliance with the aims of Policy AM14 of the Hillingdon Local Plan Saved Policies (November 2012).

**46 NONSC Travel Planning Service**

The Detailed Travel Plan to be submitted pursuant to this application shall include the consideration of providing a personalised travel planning service to residents to maximise the take up of more sustainable modes of transport.

**REASON**

The site is located within an Air Quality Management Area (AQMA) and it is therefore necessary to reduce emissions from vehicles and to safeguard residential amenity in accordance with policy OE1 of the Hillingdon Local Plan Saved Policies (November 2012).

**47 NONSC Signage and Wayfinding**

Prior to commencement of each phase of development (other than site preparation and enabling infrastructure works), a scheme of pedestrian signage and wayfinding for the relevant phase both within the site and linking to external routes to bus stops, the town centre and station and Brunel University shall be developed in consultation with TfL using the principles of the Legible London system, and submitted to and approved (in consultation with TFL) by the Local Planning Authority.

Thereafter the approved signage and wayfinding scheme shall be implemented in accordance with the approved details before the final occupation of the relevant phase.

**REASON**

To enhance wayfinding and connectivity and integration of the site with the surrounding area in accordance with Pt1.33 of the of the Hillingdon Local Plan Saved Policies (November 2012).

**48 H15 Cycle Storage**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of each relevant phase of the outline element of the development or any of the elements of development for which full planning permission is hereby approved detailed drawings and supporting documentation for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority, and for the avoidance of doubt, prior to commencement of the development, detailed drawings and supporting documentation for the relevant element of the full planning permission shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i) Details demonstrating the adequate provision of covered and secure cycle storage for the occupiers of residential flats/maisonettes and non-residential uses. The minimum number of spaces to be provided shall be in accordance with the minimum standards specified in the annex to the Saved UDP (September 2007).
- ii) For non-residential uses details demonstrating the adequate provision of changing facilities, lockers and shower facilities for cyclists.
- iii) In addition, details showing visitor parking provision across the site including not less than 1 space per 10 residential dwellings as well as provision for non-residential uses.

Prior to occupation of the relevant phase, or relevant component of the full planning element the scheme shall be completed in strict accordance with the approved details and

thereafter maintained for the life of the development.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Local Plan Saved Policies (November 2012) and Chapter 6 of the London Plan (March 2015).

#### **49 NONSC Barrier Across Access Way**

Unless otherwise agreed in writing by the Local Planning Authority, and notwithstanding the details shown on the approved plans, before any development commences, details of the barrier to be installed across the roadway for the purposes of restricting motor vehicle traffic only and not pedestrians or cyclists leading from the primary school to Vine Lane, as well as associated signage and alterations to the width and design of the access/road way in the vicinity of the barrier, shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include details of the exact location, height, foundations, materials, locks, access control and of an ongoing maintenance scheme.

Before creating any vehicular access to the site from Vine Lane, the barrier shall be installed in accordance with the approved details and thereafter retained, maintained and operated in strict accordance of the approved details for the life of the development.

#### REASON

To prevent unacceptable traffic impacts arising from the development on Vine Lane, to ensure that pedestrian and vehicular safety is not prejudiced and to accord with policy AM7 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **50 HLC1 Restaurants/Cafes/Class A3 Uses**

Unless otherwise agreed in writing by the Local Planning Authority, in respect of any Class A3 use hereby approved, no persons shall be permitted to be on the premises between the hours of 23.30 hours and 08.00 hours with an allowance of up to 30 minutes either side of these times for closing and opening.

#### REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Local Plan Saved

Policies (November 2012).

## **51 NONSC Construction Logistics Plan**

Prior to commencement of each phase of the outline element of the development or any of the elements of development for which full planning permission is hereby approved, a construction logistics plan for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority.

The construction logistics plan shall include measures to minimise the impact of construction of the relevant phase or relevant component of the full planning element on the strategic highway network in accordance with the London Freight Plan and shall include, but is not be limited to measures such as consolidated deliveries, off site prefabrication and the use of recycled materials on site and avoiding peak periods.

For each relevant phase or relevant component of the full planning element, the provisions of the construction logistics plan shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

### **REASON**

To minimise the impact of the construction phase on the strategic highway network and to comply with London Plan (March 2015) Policy 6.14.

## **52 NONSC Code for Sustainable Homes**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of each phase (with the specific exception of the 29 units in phase 2 which shall achieve Code 6 in accordance with condition 10) of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved (except the Mons Barrack Blocks, Lawrence House and Sick Quarters buildings and Carpenters Building), detailed drawings and supporting documentation for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i) A statement demonstrating measures that will be incorporated to ensure that the residential units (Class C3) achieve a minimum standard of Code for Sustainable Homes Level 4 with reasonable endeavours to obtaining higher levels in later parts, in accordance with changes to national Building Regulations.

Prior to occupation of the relevant phase, or relevant component of the full planning element, design stage Code Certificates shall be obtained for each of the dwellings in the relevant phase or component of the full planning element certifying that at least Code Level 4 has been achieved, unless otherwise agreed in writing by the Local Planning Authority.

Thereafter the scheme shall be completed in strict accordance with the approved details and maintained for the life of the development.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev E
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev E
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev D
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev E

#### REASON

To ensure that the residential elements of the scheme are designed to incorporate energy efficiency and sustainability principles in compliance with the requirements of Policy 5.7 of the London Plan (March 2015) and the RAF Uxbridge SPD.

#### **53 NONSC BREAM**

Prior to commencing any non-residential development (including in phase 2, the town centre extension phase and applicable independent phases) a statement demonstrating that the relevant non-residential development being commenced will achieve a BREEAM rating of excellent shall be submitted for approval in writing by the Local Planning Authority unless otherwise agreed in writing by the local planning authority.

Thereafter and prior to occupation of the relevant non-residential development, the scheme shall be completed in strict accordance with the relevant approved details and be thereafter maintained for the life of the development.

#### REASON

To ensure that the non-residential elements of the scheme are designed to incorporate energy efficiency and sustainability principles in compliance with the requirements of Policy 5.7 of the London Plan (March 2015).

#### **54 NONSC Air Pollution Mitigation**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved a scheme designed to minimise the ingress of polluted air into buildings in the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority. The design must take into account climate change pollutants. Any



suitable ventilation systems will need to address the following:

- i) Take air from a clean location or treat the air and remove pollutants;
- ii) Be designed to minimise energy usage;
- iii) Be sufficient to prevent summer overheating;
- iv) Have robust arrangements for maintenance.

Thereafter the scheme shall be completed in strict accordance with the approved details and maintained for the life of the development.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

In the interests of the health and amenity for future occupiers in accordance with Policy 7.1 of the London Plan (March 2015).

#### **55 NONSC Energy Centre Emissions**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of works to create any energy centre or the like, details of the means to control air pollution for the energy centre or the like shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the height and location of any flue(s).

The measures shall be provided prior to the occupation of the relevant phase and thereafter be operational and maintained for the lifetime of the development unless consent to any variation is first obtained in writing from the Local Planning Authority.

#### REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Local Plan Saved Policies (November 2012) and London Plan (March 2015) Policy 7.1.

#### **56 NONSC Air Quality and Traffic**

Any traffic management proposals for mitigation of the impact of the development must be accompanied by an air quality assessment of their environmental benefits. The traffic schemes must also be monitored, for a specified time to be agreed by the Local Planning Authority, both pre and post operation, to ensure the proposed scheme is effective.

#### REASON

To suitably consider, monitor and manage the impacts of traffic on air quality in the

interests of the amenity of existing future occupiers in accordance with Policies 7.1 of the London Plan (March 2015) and OE1 of the Hillingdon Local Plan Saved Policies (November 2012).

**57 NONSC Air Quality scheme**

Unless otherwise agreed in writing by the Local Planning Authority, a scheme detailing the implementation of the use of, and promotion of, cleaner technologies shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the first phase. Examples include promotion of car clubs, provision of electric charging points, and use of low emission boilers. The provisions of the Air Quality Scheme shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To improve air quality in accordance with Policies 7.1 of the London Plan (March 2015) and OE1 of the Hillingdon Local Plan Saved Policies (November 2012).

**58 A12 Biomass boiler - control of air pollutants**

Unless otherwise agreed in writing by the Local Planning Authority, no biomass boiler shall be used until a scheme which specifies the provisions to be made for the control of air pollutants from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in strict compliance with the approved measures.

**REASON**

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Local Plan Saved Policies (November 2012) and London Plan (March 2015) Policy 7.1.

**59 A13 Biomass boiler - fuel quality**

Unless otherwise agreed in writing by the Local Planning Authority, any biomass boiler(s) shall only be operated using clean biomass fuel that complies with a recognised fuel standard (such as CEN/TS 14961:2005). A written guarantee shall be submitted to the local authority prior to the commencement of the development with a declaration that biomass fuel conforming to a recognised fuel quality will be used in the biomass boiler. A statement shall be submitted to the local authority specifying the fuel specifications in accordance with CEN/TS 14961:2005 or a similar recognised standard (the statement shall be obtained from the fuel supplier).

**REASON**

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Local Plan Saved Policies (November 2012) and London Plan (March 2015) Policy 7.1.

**60 A14 Biomass boiler - maintenance**

Any biomass boiler shall be associated with a written schedule of maintenance, which shall include removal of ash, inspection and maintenance of particulate arrestment equipment, boiler servicing and stack cleaning. The maintenance schedule shall be submitted prior to installation.

## REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Local Plan Saved Policies (November 2012) and London Plan (March 2015) Policy 7.1.

### **61 TL2 Trees to be retained**

Trees, hedges and shrubs shown to be retained on the approved plans shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

## REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with Policy BE38 of the Hillingdon Local Plan Saved Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

### **62 TL3 Protection of Trees and Plants During Site Clearance andDev**

Prior to the commencement of any site clearance or construction work in any phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained in the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority.

No site clearance works or development of any relevant phase or relevant element of the full planning permission shall be commenced the fencing has been erected in accordance with the details approved.

Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- i) There shall be no changes in ground levels;
- ii) No materials or plant shall be stored;
- iii) No buildings or temporary buildings shall be erected or stationed;
- iv) No materials or waste shall be burnt; and

v) No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **63 NONSC Flood Storage Landscape Plan**

Prior to the commencement of any development a landscape management plan for the flood storage areas for the entire site, unless otherwise agreed in writing by the local planning authority, including long term design objectives, planting proposals, management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the local planning authority.

The landscape management plan for the flood storage areas shall be carried out as approved as each relevant phase or relevant element of the full planning permission is implemented. Any subsequent variations shall be agreed in writing by the local planning authority.

#### REASON

To secure opportunities for the enhancement of the nature conservation value of the site in accordance with Policies EC5 and BE38 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **64 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping in any phase of the outline elements of the development or any of any of the elements of development for which full planning permission is hereby approved shall be carried out in accordance with the approved landscaping scheme for the relevant phase/relevant component of the full planning element and shall be completed within the first planting and seeding seasons following the completion of each phase of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard

Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained, unless otherwise agreed in writing by the Local Planning Authority.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme for any phase or full planning element, which, within a period of 5 years from the completion of that development phase, dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased, shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to, any variation.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with Policy BE38 of the Hillingdon Local Plan Saved Policies (November 2012

#### **65 TL7 Maintenance of Landscaped Areas**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved a schedule of landscape maintenance for the relevant phase/relevant component of the full planning element covering a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C

- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

To ensure that the approved landscaping is properly maintained in accordance with Policy BE38 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **66 TL21 Tree Protection, Building & Demolition Method Statement**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved, a method statement outlining the sequence of development for the relevant phase/relevant component of the full planning element, including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority.

Thereafter the development shall be implemented in accordance with the approved method statement, unless consent to any variation is first obtained in writing from the Local Planning Authority

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **67 NONSC Bird Hazard Management**

Prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved, detailed drawings and supporting documentation in relation to the relevant phase or component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority, in respect of the following:

- i) A Bird Hazard Management Plan which shall include the following details:
  - Details of any water features,
  - Monitoring of any standing water within the site,
  - Drainage details including Sustainable Urban Drainage Schemes (SUDS). Such schemes

must also comply with Advice Note 6 Potential Bird Hazards from SUDS which is available at [www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp)

- Management of any flat roofs within the site which may be attractive to nesting, roosting or 'loafing' birds. The management plan shall comply with Advice Note 8 - Potential Bird Hazards from Building Design ([www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp)),
- Any earthworks,
- The species, number and spacing of trees and shrubs,
- reinstatement of grass areas,
- maintenance of planted and landscaped areas, particularly in terms of the height and species of plants that are allowed to grow,
- which waste materials can be brought on to the site,
- monitoring of waste imports,
- physical arrangement for collection and storage of putrescible waste,
- signs deterring people from feeding birds.

Thereafter and prior to occupation of each relevant phase/relevant component of the full planning element, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

#### REASON

To protect Aircraft safety in accordance with Policy A6 of the Hillingdon Local Plan Saved Polices (November 2012).

#### **68 NONSC Drainage**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved a drainage strategy detailing any on and/or off site drainage works for the relevant phase/relevant component of the full planning element (including the adoption of sustainable urban drainage initiatives into the development), shall be submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Thereafter and prior to occupation of each phase/relevant component of the full planning element, the scheme shall be completed in accordance with the approved details and thereafter maintained for the life of the development, unless consent to any variation is first obtained in writing from the Local Planning Authority.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E

- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

Given that the development may lead to sewerage flooding, the above works is to ensure that sufficient capacity is made available to cope and to avoid adverse environmental impact upon the community in accordance with Planning Policy Statement 25 and Policy OE3 and OE8 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **69 NONSC Foul and Surface Water Disposal**

Prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved, a scheme to dispose of foul and surface water for the relevant phase/relevant component of the full planning element, shall be submitted to and approved by the Local Planning Authority.

Thereafter and prior to occupation of each phase/relevant component of the full planning element, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development, unless consent to any variation is first obtained in writing from the Local Planning Authority.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with Policy 5.13 of the London Plan (March 2015) and to ensure the development does not increase the risk of flooding in compliance with Policy OE8 of the Hillingdon Local Plan Saved Policies (November 2012), Policy 5.12 of the London Plan (March 2015).

#### **70 NONSC Greywater/Rainwater Recycling**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved, details demonstrating the incorporation of either rainwater or grey water recycling facilities into each of the buildings in the relevant phase/relevant component of the full planning element, shall be submitted to and approved in writing by the Local Planning Authority.



Thereafter and prior to occupation of each phase/relevant component of the full planning element, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

In order to provide a sustainable form of development and promote water conservation in compliance with Policies 5.3 and 5.15 of the London Plan (March 2015).

#### **71 NONSC Flood Risk Assessment**

Unless otherwise agreed in writing by the Local Planning Authority, the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Issue F dated 15/9/10 and the following mitigation measures detailed within the FRA:

- i) Limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
- ii). Provision of compensatory flood storage on / or in the vicinity of the site to a 1 in 100 year plus climate change standard.
- iii). Finished floor levels are set no lower than 300mm above the 1 in 100 year plus climate change flood level .

#### REASON

- i) To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- ii) To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.
- iii) To reduce the impact of flooding on the proposed development and future occupants and
- iv) To comply with Policy 5.13 of the London Plan (March 2015) and to ensure the development does not increase the risk of flooding in compliance with Policy OE8 of the Hillingdon Local Plan Saved Policies (November 2012), and Policy 5.12 of the London Plan (March 2015).

#### **72 NONSC Plant and Equipment Noise Levels**

Unless otherwise agreed in writing by the Local Planning Authority, the rating level of the

noise emitted from the plant, equipment and any air conditioning units shall be at least 5dB lower than the existing background noise level. The noise levels shall be determined at the nearest residential premises in accordance with British Standard 4142, Method for rating industrial noise affecting mixed residential and industrial areas.

#### REASON

To protect the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **73 NONSC Contaminated Land Condition**

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved, a scheme to deal with contamination within the relevant phase or component of the full planning element shall be submitted (in accordance with the Supplementary Planning Guidance on Land Contamination) to and approved in writing by the Local Planning Authority.

All works which form part of the remediation scheme for the relevant or component of the full planning element shall be completed before any part of the relevant phase/component of the full planning element of development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

- (i) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site and surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;
- (ii) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make each phase suitable for the proposed use;
- (iii) (a) A written method statement providing details of the remediation scheme and how the completion of the remedial works for each phase will be verified shall be agreed in writing with the Local Planning Authority prior to commencement of each phase and all requirements shall be implemented and completed to the satisfaction of the LPA by a competent person. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority prior to its implementation;  
(b) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the Local Planning Authority prior to implementation; and
- (iv) Upon completion of the remedial works, this condition will not be discharged for any phase until a verification report for the relevant phase has been submitted to and approved by the Local Planning Authority. The report shall include details of the final remediation works and their verification to show that the works for each phase have been carried out in full and in accordance with the approved methodology.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D

- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

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

#### **74 NONSC EA Contaminated Land Condition**

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of each phase of development or any of the elements of development for which full planning permission is hereby approve (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the areas of the site within the relevant phase/relevant component of the full planning element shall each be submitted to and approved, in writing, by the local planning authority:

i) A preliminary risk assessment which has identified:

- \* all previous uses
- \* potential contaminants associated with those uses
- \* a conceptual model of the site indicating sources, pathways and receptors
- \* potentially unacceptable risks arising from contamination at the site.

ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

iii) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

For the purposes of this condition, development for which full planning permission is approved and full planning element are defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C

- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

To prevent the contamination of controlled waters from existing land contamination mobilised by the building work and new development in accordance with Policy OE11 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **75 NONSC Previously Unidentified Contamination**

If, during development of any phase/component of the full planning element, contamination not previously identified is found to be present at the site then no further development on that phase/relevant component of the full planning element (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how contamination shall be dealt with.

For the purposes of this condition, full planning element is defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

To prevent the contamination of controlled waters from existing land contamination mobilised by the building work and new development in accordance with Policy OE11 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **76 NONSC Contamination Remediation Verification Report**

Prior to occupation of any part of a permitted phase of development, or any component of the full planning element, a verification report for that part of the phase/component of the full planning element, demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the LPA. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages,

maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

For the purposes of this condition, full planning element is defined as follows:

- i) The Town Houses (TH01) shown on plan 3300-21-610 Rev D
- ii) The Town Houses (TH02) shown on plan 3300-21-611 Rev D
- iii) The Town Houses (TH03) shown on plan 3300- 21-612 Rev C
- iv) The Town Houses (TH04) shown on plan 3300-21-613 Rev C
- v) The Flat Block (FL01) shown on plan 3300-21-614 Rev F
- vi) The Flat Block (FL02) shown on plan 3300-21-615 Rev F
- vii) The Carpenters Building shown on plan 3300-21-602 Rev C
- viii) Hillingdon House shown on plan 3300-21-106 Rev D
- ix) The Cinema building shown on plan 3300-20-101-Rev A
- x) The dwellings in Lawrence House shown on plan 3300-23-301 Rev E
- xi) The dwellings in the Sick Quarters shown on plan 3300-24-301 Rev C
- xii) The dwellings in the Barrack Block shown on plan 3300-25-301 Rev F

#### REASON

To protect controlled waters by ensuring remediation is completed to an acceptable level in accordance with Policy OE11 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **77 NONSC Infiltration by Surface Water**

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in strict accordance with the approved details.

#### REASON

To prevent the contamination of controlled waters from existing land contamination mobilised by the building work and new development in accordance with Policy OE11 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **78 NONSC Piling Method**

Piling or other deep foundation works using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development of each phase shall be carried out in strict accordance with the approved details.

#### REASON

To prevent intrusive works introducing new contaminant migration pathways that put controlled waters at increased risk of contamination in accordance with Planning Policy Statement 1 and Planning Policy Statement 23.

#### **79 NONSC Imported Materials**

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Local Plan Saved Policies (November 2012).

**80 NONSC Ecological Mitigation Management Plan**

Unless otherwise agreed in writing by the Local Planning Authority, the commencement of the first phase of the development shall not commence until an Ecological Mitigation, Enhancement and Management Plan (EMMP) for the whole of the development site has been submitted to and approved in writing by the Local Planning Authority. The EMMP will provide details concerning the implementation of the mitigation and enhancement measures proposed in the supporting documents to the planning application and include long-term objectives, management responsibilities and maintenance schedules and as guided by the planning in formatives hereby approved.

All work on site shall be carried out in accordance with the approved details of the EMMP, unless otherwise agreed in writing by the Local Planning Authority.

REASON

In the interest of nature conservation and in accordance with Paragraph 14 of Planning Policy Statement 9, Policy 7.19 of the London Plan (March 2015), and Policy EC5 of the Hillingdon Local Plan Saved Policies (November 2012).

**81 NONSC Pre-commencement badger survey**

Prior to commencement of each phase of the outline element of the development, or any of the elements of development for which full planning permission is hereby approved, a pre-commencement badger survey for the relevant phase/component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority.

All construction and related activity shall only be undertaken in accordance with the recommendations of the survey as agreed.

REASON

To prevent the killing, injuring and cruelty of badgers and interfering with setts. Badgers are legally protected under the Wildlife and Countryside Act, 1981 and the Protection of Badger Act 1992. This makes it illegal to wilfully kill, injure or cruelly mistreat a badger, interfere with a badger sett by damaging or destroying it, obstruct access to a sett or to disturb a badger whilst occupying a sett. Furthermore, the destruction by development of the badgers foraging territory, and the interruption of their paths to such territory or to water sources, may be classified as cruel ill treatment.

**82 NONSC River Pinn Buffer Zone**

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of development a scheme for the provision and management of a buffer zone alongside the River Pinn shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in strict accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:

- i) plans showing the extent and layout of the buffer zone;
- ii) details of any planting scheme within the buffer zone (using locally native plant species, of UK genetic provenance);

- iii) details demonstrating how the buffer zone will be protected during development.
- iv) details of any footpaths, fencing, lighting.

#### REASON

Development that encroaches on the River Pinn corridor has a potentially severe impact on their ecological value. This is contrary to government policy in Planning Policy Statement 1 and Planning Policy Statement 9 and to the UK Biodiversity Action Plan. Land alongside the River Pinn corridor is particularly valuable for wildlife and it is essential this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat.

#### **83 RPD8 Housing Estate**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or changes to the external appearance of any dwelling house (including alterations to fenestration) shall be carried out, nor shall any sheds, garages, porches, fences, gates or walls be erected and balconies formed without the prior written consent of the Local Planning Authority.

#### REASON

To preserve the character and appearance of the development and protect the visual amenity of the area in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan (November 2012).

#### **84 NONSC Piling Method in Respect of Historic Building Protection**

Piling or other deep foundation works using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant detrimental impact upon the stability and fabric of the historic buildings on site.

#### REASON

To prevent damage to historic assets of the site in accordance with Planning Policy Sstatement 5.

#### **85 NONSC Non Standard Condition**

Prior to commencement of works in any relevant phase, details shall be provided for approval in writing by the local planning authority of measures to protect the listed buildings from the weather, vandalism and accidental damage. The measures shall be maintained during the construction phase of the development.

#### REASON

To ensure the future conservation, management and enhancement of the building and to safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **86 NONSC Evacuation Management Plan**

Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until a management plan, setting out details of how disabled persons are to be

evacuated from the upper levels of the publicly accessible buildings in the event of emergencies, including fires, has been submitted to and approved in writing by the local planning authority.

Thereafter the development shall be built in accordance with the approved management plan, unless consent to any variation is first obtained in writing from the Local Planning Authority

#### REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the Hillingdon Local Plan Saved Policies (November 2012) and London Plan Policies (March 2015) 3.8, 3.1 and 7.2.

#### **87 SUS5 Sustainable Urban Drainage**

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

#### REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with Policy 5.13 of the London Plan (July 2011) and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Local Plan Saved Policies (November 2012), Policy 5.12 of the London Plan (March 2015).

#### **88 NONSC LBC required before phase 4 commences**

Before any part of phase 4 of the development is completed, the Works under the application for Listed Building Consent Ref: 585/APP/2009/2754 shall be completed to the satisfaction of the Local Planning Authority, unless consent to any variation is first obtained in writing from the Local Planning Authority.

#### Reason

To ensure restoration works are undertaken in order to safeguard the special architectural and historic interest of the building in accordance with Policies BE8, BE9 and BE10 of the Hillingdon Local Plan Saved Policies (November 2012).

#### **89 NONSC Non Standard Condition**

No construction work above 8m AGL shall commence within the Town Centre Extension until the Developer has consulted and obtained approval from the London Borough of Hillingdon in respect of the typology and height of any cranes to be used at this location.

REASON: In the interests of the safe operation Air Traffic Services in accordance with policy A6 of the Hillingdon Local Plan Saved 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 Local Planning Authority 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

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

OL1 Green Belt acceptable open land uses and restrictions on new development

OL2 Green Belt landscaping improvements

OL11 Green Chains

OL26 Protection and enhancement of trees, woodland and landscape features

EC5 Retention of ecological features and creation of new habitats

BE2 Scheduled ancient monuments

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

BE11 Proposals for the demolition of statutory listed buildings

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

BE13 Layout and appearance of new development

BE14 Development of sites in isolation

BE15 Alterations and extensions to existing buildings

BE18 Design considerations - pedestrian security and safety

BE19 New development within residential areas complementing and improving amenity and character of the area

BE20 Daylight and sunlight considerations

BE21 Siting, bulk and proximity of new buildings/extensions

BE23 External amenity space and new residential development

BE24 Design of new buildings protection of privacy

BE26 Town centres design, layout and landscaping of new buildings

BE28 Shop fronts design and materials

BE35 Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London

BE36 Proposals for high buildings/structures in identified sensitive areas

BE38 Retention of topographical and landscape features, and provision of new planting and landscaping in developments proposals

OE1 Protection of the character and amenities of surrounding properties and the local area

OE5 Siting of noise-sensitive developments

OE6 Proposals likely to result in pollution

OE7 Development in areas likely to flooding requirement for flood protection measures

OE8 Development likely to result in increased flood risk due to additional surface water run-off requirement for attenuation measures

OE10 Phasing of development in areas of potential flooding or inadequate sewerage capacity

H3 Loss and replacement of residential accommodation

H4 Mix of housing units

H5 Dwellings suitable for large families

H8 Change of use from non-residential to residential

H10 Proposals for hostels or other accommodation for people in need of care

R1 Development proposals in or near areas deficient in recreational open space

R2 Provision of recreation, entertainment and leisure facilities in Town Centres

R4 Proposals that would involve the loss of recreational open space

R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

R6 Ancillary recreational facilities

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

R8 Loss of facilities which support arts, cultural and entertainment activities

R10 Proposals for new meeting halls and buildings for education, social, community and health services

R16 Accessibility for elderly people, people with disabilities, women and children

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

LE6 Major officer and other business proposals in town centres

T2 Location of tourist accommodation and conference facilities

T4 Hotels, guesthouses and other tourist accommodation ¿ location, amenity and parking requirements

AM1 Developments which serve or draw upon more than a walking distance based catchment area public transport accessibility and capacity considerations

AM2 Development proposals assessment of traffic generation, impact on congestion and public transport availability and capacity

AM3 Proposals for new roads or widening of existing roads

AM6 Measures to discourage the use of Local Distributor and Access Roads by through traffic

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

AM12 Promotion of traffic management measures which give priority to buses

AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes

AM14 New development and car parking standards

AM15 Provision of reserved parking spaces for disabled persons

AM16 Availability for public use of parking spaces in commercial developments in town centres and other areas

AM17 Provision of short stay off-street parking space for town centres

### **3            I1            Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

**4**

All matters submitted pursuant to the above conditions must be in accordance with the proposals tested within the Environmental Impact Assessment (EIA). If the Council considers that future submissions go beyond the scope of the EIA or introduce significant effects not previously been assessed then a further EIA may be required or addendums to the current version. Section 73 applications to vary or not comply with conditions are also subject to EIA regulations and will be reviewed in the context of the existing environmental statement.

**5**

Note that the permission hereby granted does not include any change of use or alterations and additions to the Rifle Range which is being retained in situ. Any proposals will be subject to the necessary approvals at the time of consideration and prior consultation with the LPA and English Heritage is recommended.

**6**

Note that the permission hereby granted does not include any change of use or alterations and additions to the Battle of Britain Bunker and its curtilage including associated structures which are being retained in situ. Any proposals will be subject to the necessary approvals at the time of consideration and prior consultation with the LPA and English Heritage is recommended.

**7**            I2                    **Encroachment**

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

**8**            I3                    **Building Regulations - Demolition and Building Works**

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

**9**            I6                    **Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

**10**           I11                    **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (i.e. those, including developers, who

commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 0207556 2100).

**11            I12                    Notification to Building Contractors**

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

**12            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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

**13            I19                    Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

**14            I25                    Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning, Environment & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

**15**        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).

**16**        I34                    **Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

**17**        I46                    **Renewable Resources**

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

**18**            147            **Damage to Verge**

You are advised that 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 the Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**19**

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 crane in close proximity to an aerodrome. This is explained in Advice Note 4 Cranes and Other Construction Issues which is available at [www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp)

**20**

Wind turbines can impact on the safe operation of aircraft through interference with aviation radar and/or due to their height. Any proposal that incorporates wind turbines must be assessed in more detail to determine the potential impacts on the aviation interests. This is explained further in Advice Note 7 Wind Turbines and Aviation which is available at [www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp)

**21**

Fire hydrants as required by the London Fire Brigade should conform to BS750:1984 and the hydrant indicator plate should conform to BS325117/01/20101976.

**22**

Prior to work commencing on site, you are recommended to consult the Council's Environmental Protection Unit Team as well as the Environment Agency on matters including controlled waters conditions, waste management issues and site exemptions including mobile plant licences and remedial works.

**23**

All flats to have a food waste grinder

**24**

In respect of the detailed design, the following matters and any other relevant issues should be addressed for consideration by the Council's Access Officer in discharge of conditions of approval:

- In respect of landscaping, street furniture should be conducive to needs of older people and people with a disability and positioned to allow ease of movement by people with visual impairments.
- All publicly accessible buildings should be inclusively design and especially with regard to legal obligations under DDA or any other disability or accessibility related legislation and guidance prior to implementation
- Apartment blocks are to incorporate refuse areas area with appropriate communication links, with sizing addressing wheelchair manoeuvrability (refer to BS 9999:2008)
- Recommend two lifts at opposite ends of flatted buildings be incorporated into the

scheme and should be designed and integrated to support horizontal evacuation

- Advice from a fire safety officer regarding accessible provisions should be sought at an early stage.
- A reminder of the duty to consider DDA 1995 regarding employment and service provision
- All facilities for people with disabilities must be shown on submitted drawings at reserved matters.

## **25**

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that your SWMP should contain depends on the estimated build cost, excluding VAT. You must still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care. Further information can be found at <http://www.netregs-swmp.co.uk>.

In the case of waste storage facilities for residential C3 dwellings, dustbins and enclosed refuse collection areas, should be sited a maximum distance of 23 metres (10 metres where paladins are employed) from an adopted highway, and 25 metres from any dwelling unit.

## **26**

You are recommended to consult with TFL at an early stage to discuss the necessary information requirements to discharge the Delivery and Servicing Plan and Construction Logistics Plan conditions. It should be noted that any documents submitted in fulfilment of these conditions should clearly identify efficiency and sustainability measures to be undertaken including: booking systems; consolidated or re-timed trips avoiding peak times on the road network; secure off-street loading and drop-off facilities; mode shift away from road where possible; using operators committed to best practice, demonstrated by membership of TfL's FORS scheme, or similar; swept path analysis demonstrating sufficient access for delivery vehicles.

## **27**

With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

## **28**

Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

## **29**

A Trade Effluent Consent will be required for any effluent discharge other than domestic discharge. Any discharge without the consent is illegal and may result in prosecution. Note that domestic use includes for example, toilets, showers, washbasins baths and contains. Trade effluent processes include: laundrette/laundry, PCB manufacture,



photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treating cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before Thames Water can give its consent. Applications should be made to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London SE2 9AQ. Tel 0208 507 4321.

### **30**

With regards to water supply, this site is within the area covered by the Veolia Water Company. It is recommended that Veolia Water company are contacted to establish the requirements for supply connection. The address to write to is Veolia Water Company, The Hub, Tamblin Way, Hartfield, Herts AL10 9EZ. Tel 0845 782 3333

### **31**

If bats are discovered Natural England will need to be consulted and a Department of Food and Rural Affairs (DEFRA) licence will need to be obtained prior to any recommencement of work and mitigation measures proposed.

### **32**

Living roofs and walls should be considered in the construction of any flat roofed buildings which contribute greatly to on-site biodiversity by attracting a range of insects and birds. They also provide natural insulation, rainwater attenuation and cooling, and are visually attractive and innovative. Living walls provide many of the same benefits, and have been shown to provide considerable temperature regulation, as well as contributing to on-site biodiversity by providing habitat for insects and nesting birds. Reason: To aim towards biodiversity enhancements in new developments in compliance with guidance in paragraphs 5.32 to 5.56 of PPS9, PPS1 and the NERC Biodiversity Duty.

### **33**

WT suggest including grey water recycling, external water butts etc in new building design. See

<http://www.environment-agency.gov.uk/subjects/waterres/286587/286911/548861/862159/?version=1&land=e>

And

<http://www.greenbuildingstore.co.uk/water-reedbeds.php>

This is to aim towards sustainable water usage in new developments, in compliance with sustainability guidance PPS1.

### **34**

The development should maximise energy efficiency and conservation through use of renewable energy sources, solar panels, wind turbines (where efficient), ground source heat pump, insulation creating buffer zones, weather-breaking planting, localised temperature controls, and use of condensing boilers. This is to aim towards sustainable energy usage in new developments.

### **35**

Further in respect of the required Sustainable Urban Drainage (SUD) systems, the SUDS manual (c697) by Woods Ballard B, Kellager R et al is available at <http://www.circa.org/downloads.htm>

Again this is to aim towards sustainable drainage systems in developments

### **36**

The Biodiversity Benchmark for Land Management of the Wildlife Trust is the first award for business designed to recognise and reward continual biodiversity improvement. It was set up to support businesses and other organisations in their work to enhance biodiversity. The biodiversity Benchmark is managed by the Wildlife Trust. Its strategic direction is overseen by a steering group comprising commercial and environmental organisations including Natural England and the Environment Agency. It provides a nationally recognised standard for commitment to biodiversity, demonstrating responsible land management. How to apply: Self-assessment packs and related documents can be downloaded from the Biodiversity Benchmark website [www.biodiversitybenchmark.org](http://www.biodiversitybenchmark.org) or email [bb@wildlifetrusts.org](mailto:bb@wildlifetrusts.org) to obtain a copy.

### **37**

Due to the development being within the AQMA, the Travel Plan submitted should include the consideration of providing a personalised travel planning service to maximise the take up of more sustainable modes of transport. If the development is within the AQMA and close to public transport a more detailed Travel Plan should be sought. The provision of a personalised travel planning service can help to enhance the uptake of more sustainable modes of transport. Advice on this approach can be found in the following DfT publication <http://www.dft.gov.uk/pgr/sustainable/travelplans/ptp/personalisedtravelplanningev5774>

### **38**

In respect of the requirement to submit an Ecological Management Plan, no demolition of buildings, or removal of trees, scrub or hedges, shall be carried out on site between the 1st March and 31st August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.

Please note that nesting birds are protected from disturbance under the Wildlife and Countryside Act 1981.

### **39**

In respect of the requirement to submit an Ecological Management Plan, no external lighting shall be installed or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing the details of its position, height, design and intensity. The hedgerows, tree lines and vicinity of any at boxes in particular should be protected from any direct lighting.

This is to ensure the site provides a suitable foraging habitat for bats which may be adversely affected by artificial light pollution in sensitive areas

### **40**

In respect of the requirement to submit an Ecological Mitigation, Enhancement and Management Plan, no demolition of buildings is to take place unless carried out in the presence of a bat ecologist.

All bats and their roosts are legally protected by the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats and c.) Regulations 1994. If bats are present it is illegal to intentionally kill, injure or catch them, damage destroy or obstruct their roosts, or to disturb the bats. Bat roosts are also legally protected, even when bats are not present all of the time.

### **41**

In respect of the requirement to submit an Ecological Mitigation, Enhancement and Management Plan, prior to commencement of each phase, no trees identified on site as bat roosts are to be felled until a bat mitigation scheme has been submitted for the approval in writing by the Local Planning Authority. This is to include the results of the survey to determine which trees contain or are likely to contain bat roosts (those with cracks, rot holes, splits, dense ivy cover, etc) and the proposed mitigation measures.

The reason for this informative is that some of the trees on the site have been identified as containing features which could be used by roosting bats. If any of these are due to be removed as part of the development, they need to be checked for evidence of the use by bats beforehand. Because bats are such mobile species, this should be carried out as close to the time of the felling as possible. Any that are found to contain bats will need to be left until the bats have gone or been excluded (which would require a licence), although it would be preferable to retain on site those specimens considered likely to be used by them. Felling techniques on all trees with potential bat habitat must be felled following all guidelines in Trees and Bats (Arboricultural Association Guidance Note 1, May 2003, 2nd edition), and in the presence of a bat ecologist. If bats are discovered Natural England will need to be consulted and a DEFRA licence will be needed prior to any recommencement of work, and mitigation measures proposed. All bats and their roosts are legally protected by the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats and c.) Regulations 1994. If bats are present it is illegal to intentionally kill, injure or catch them, damage destroy or obstruct their roosts, or to disturb the bats. Bat roosts are also legally protected, even when bats are not present all of the time.

#### **42**

As part of reserved matters condition No. 3, bat boxes (Wildlife trust suggests E.g. Schwegler 1FQ) or bricks (Wildlife Trust suggests E.g. Schwegler N27 or 1FR) should be installed on buildings in positions at least 3m off the ground and which protected from the elements and facing in a south/westerly direction.

This is to increase opportunities for wildlife in new developments, in compliance with guidance in paragraphs 5.32 to 5.36 of PPS9, the NERC Duty and PPS1

#### **43**

As part of reserved matters condition No. 3, swift, starling and house sparrow nest boxes and/or bricks (Wildlife Trust suggests e.g. Schwegler boxes/bricks) should be erected on/in any tall buildings at least 5m above ground, and which are protected from the elements and north/east facing. For further advice see [http://www.rspb.org.uk/advice/helpingbirds/roofs/internal\\_boxes.asp](http://www.rspb.org.uk/advice/helpingbirds/roofs/internal_boxes.asp)

This is to increase opportunities for wildlife in new developments, in compliance with guidance in paragraphs 5.32 to 5.36 of PPS9, the NERC Duty and PPS1

#### **44**

The detailed landscape plan for each phase approved in compliance with Condition 3 shall comply with Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping and Building Design ([www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp)).

#### **45**

In respect of the requirement to submit an Ecological Mitigation, Enhancement and Management Plan, no works of site clearance or demolition for each phase are to begin

until a detailed landscaping plan has been submitted to the Local Planning Authority for approval in writing. This is to include:

- \* details of the species of local provenance to be planted/sown and a structurally diverse habitat plan (preferably including a pond and dead wood habitats), consisting of a list and map of species to go in the tree plantings, scrub areas and hedgerow and a sample programme of management.

- \* Identification and supporting information identifying and describing opportunities for temporary habitat creation in the course of implementation of the different phases of the development

All work on site shall be carried out in accordance with the approved details of the EMP, unless otherwise agreed in writing by the Local Planning Authority.

This is to increase opportunities for wildlife in new developments, in compliance with guidance in paragraphs 5.32 to 5.36 of PPS9, and the NERC Biodiversity Duty.

#### **46**

In respect of the requirement to submit an Ecological Mitigation, Enhancement and Management Plan, no works of site clearance or demolition is to begin in each phase until a survey for badgers has been carried out and a report submitted to the LPA for approval in writing. Should an active badger sett be found to be present on site, a licence would be required from Natural England in order to lawfully undertake works within close proximity of the sett(s) in question. Natural England will require a mitigation strategy to include the method and timing of the works. All works are to proceed in accordance with the approved scheme of mitigation. This is to include details of precautions to be taken before and during construction to avoid harm to badgers, such as caused by the potential sett building in fresh soil heaps. Construction activities must not approach closer than within 30m of any badger sett. A final check survey for badgers should be carried out before commencement of construction and a watching brief and general site safeguards should be put in place to protect the badgers present at the site and wider area.

Badgers are legally protected under the Wildlife and Countryside Act, 1981 and the Protection of Badger Act 1992. This makes it illegal to wilfully kill, injure or cruelly ill-treat a badger, interfere with a badger sett by damaging or destroying it, obstruct access to a sett or to disturb a badger whilst occupying a sett. Furthermore, the destruction by development of the badgers foraging territory, and the interruption of their paths to such territory or to water sources, may be classified as cruel ill-treatment.

#### **47**

In respect of the requirement to submit an Ecological Mitigation, Enhancement and Management Plan, any key features within the redevelopment area that could potentially be used by reptiles should be cleared sensitively, in particular habitats in the north-eastern corner of the site. Key features include log and brash piles, grass heaps, stone rubble piles and marrow burrows. Existing areas of amenity grassland should be maintained closely mown to prevent their colonisation by reptiles.

Reptiles are protected under the Wildlife and Countryside Act 1981 which makes it an offence to intentionally kill or injure these species.

#### **48**

In respect of the requirement to submit and Ecological Mitigation, Enhancement and

Management Plan, if any dead stumps on the site are to be removed, they should be dismantled sensitively and used to recreate loggeries and log piles elsewhere on site. These loggeries should be positioned upright in a shallow hole circa 0.5m deep by circa 1m square, and lined with tree bark mulch. Logs of circa 1.5m length should be used so that they protrude above ground level by circa 0.5m. The loggeries should be positioned in a damp and shady location.

Stag beetles are a UK and Hertfordshire BAP priority species, and their protection should be considered by local planning authorities in planning decisions in compliance with guidance in paragraphs 84 and 85 of PPS9, and the NERC biodiversity duty.

#### **49**

Good building practices should be adopted during the construction phase to safeguard any individual animals which venture onto the site. Such practices would include covering of deep holes and trenches overnight and or the provision of planked escape routes for any trapped wildlife. In addition, any liquids held on-site should be stored in secure lock-up. Furthermore a precautionary approach should be adopted during clearance of dense scrub. Specifically, necessary scrub clearance at the north eastern corner of the site should be carried out sensitively (i.e. using hand held tools) such that any fox earths be identified , they can be excavated sensitively.

#### **50**

The historic buildings on the site are of intrinsic archaeological interest and any alteration or demolition of historic structures should be recorded before they are altered by the development. The applicant should therefore submit detailed proposals in the form of historic building recording project designs specific to each development phase. These designs should be in accordance with the appropriate English Heritage guidelines and local policies.

#### **51**

Under the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any works in, over, under or within 8m of a main river such as the River Pinn. This is irrespective of any planning permission granted.

#### **52**

The applicant should explore options for meandering the footpath away from the river as much as possible. The path should be as narrow as practicable. This will minimize the necessity to destroy semi-natural habitat during its construction, will create a path which provides a more dynamic experience for users and will benefit the wildlife of the river corridor through widening the zone of semi-natural habitat between the river and anthropogenic influences.

#### **53**

The buffer zone should be managed so as to foster a natural character with native trees and shrubs only used in any planting scheme and any grass areas left unmown or mown only later in the season to enhance their floristic and habitat value. These measures benefit various kinds of wildlife, but are particularly important for terrestrial life stages of aquatic insects, such as dragonflies. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent

the spread of invasive, alien species within the region.

**54**

There shall be no light spill into the watercourse or adjacent river corridor habitat. To achieve this all artificial lighting that has potential to illuminate the buffer zone should be directional and focused with cowlings. There should also be no lighting directly placed within the buffer zone. Further information can be found in the Institute of Lighting Engineers ¿Guidance Notes For The Reduction Of Obtrusive Light [http://www.ile.org.uk/uploads/File/Technical/RLP 2005.pd](http://www.ile.org.uk/uploads/File/Technical/RLP_2005.pdf)

**55**

The Energy Statement references the possible use of ground source heat pumps. The use of an open loop system either re-injecting back into the aquifer and/or to public sewer (where permitted) requires an abstraction and discharge permit. Please call 08708 506506 for details.

**56**

Any solar panels to be installed on site in accordance with details hereby agreed in the conditions should consist of non-reflective materials to ensure the safety of aircraft traffic from RAF Northolt.

**57**

You are advised that there shall be no takeaways from the restaurant at Hillingdon House.

**58**

Facilities for waste storage should be provided to the rear of detached, semi-detached and terraced properties.

**59**

It is recommended that the existing boundary fencing be retained until the new boundary treatments in accordance with condition 3 are approved for each relevant phase.

**60**

Any blue historical plaques on the site shall be suitably relocated in the new development in consultation with the Council's conservation officer.

**61**

It is the Council's intention to adopt under the Highways Act, 1980, the main spine road and other road(s) to the primary school. Private parking areas on the public highway cannot be permitted and reserved matters applications for the relevant phases should therefore provide alternative parking locations.

**62**

As part of the reserved matters application for the hotel, details of the provision of coach drop-off facilities in the layout should be provided.

**63**

Although not a planning issue or requirement, you are requested to give consideration to the provision of car parking for 'brown badge' holders.

**64**

In respect of 16, your attention is drawn to the requirement to obtain Listed Building Consent prior to commencing any proposed alterations and additions to the Listed former cinema.

**65**

You are advised that in discharging condition 41, the Council will expect car parking spaces located next to/adjacent ground floor habitable room windows to be allocated to the respective unit featuring the said habitable room windows. In this regard, the car parking spaces adjacent to the northern and southern elevations of the 2 ground floor dwellings in Flat Block 01 shall be allocated to these flats.

**66**

It is requested that during demolition, care is taken to recover and appropriately consider the future storage, reuse and distribution of furniture, fitting and any chattels of importance, including those that may be associated with the any on site chapel.

**67**

In respect of condition 22, your attention is drawn to the hours of operation as specified in condition 35.

**68**

You are advised that in discharging condition 48 the Council will expect that the submitted details will include the provision of additional signage which makes it clear to drivers that there is a barrier across the road, and as such there is no through route or vehicular access to the school. The design and wording of the signage should seek to prevent vehicles from driving up to the barrier and having to do a u-turn.

**69**

The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be resubmitted as part of this new planning permission where those details would remain the same.

**3. CONSIDERATIONS**

**3.1 Site and Locality**

The application site forms part of St Andrews Park (the former RAF Uxbridge Site), for which outline consent was granted under application reference 585/APP/2009/2752 for a residential led, mixed-use development.

The s73 application relates to the Town Centre Extension phase, located on the western edge of the wider St Andrews Park site. The Town Centre Extension is bordered to the west by the highway of Hillingdon Road (A4020), a dual carriageway with footways on either side. Further to the west is Uxbridge Town Centre. To the south is part of Phase 5 of the St Andrew's Park site, which is a purely residential phase of the development. To the east is the District Park which sits within the green belt and to the north is the remaining element of Phase 5.

The site is situated within a Developed Area as identified in the policies of the Hillingdon Local Plan (November 2012).

### **3.2 Proposed Scheme**

The application seeks a variation of condition 5 of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 (redevelopment of former RAF Uxbridge site) to amend the approved plans, including the layout and drainage strategy regarding the Town Centre Extension phase of the wider St Andrews Park development.

Previously the application also proposed amending the energy strategy for the site, and therefore also variation of conditions 9, 30 and removal of conditions 54, 57, 58 and 59. However following discussions with the Greater London Authority the Applicant has decided to leave the energy strategy as previously approved.

The current application therefore proposes the following:

#### **Layout**

The Applicant has stated in their submission documentation that the whilst the residential and commercial markets have improved since the original consent was granted in January 2012, the Town Centre Extension phase is not commercially viable without modification. This s73 application seeks to vary the approved Parameter Plans in relation to the Town Centre Extension only. The key changes propose the reconfiguration of land uses, alterations to the massing of the development and consequential amendments in relation to access and landscaping. A summary of the proposed changes is:

- Relocation of the office use to the site previously intended for the theatre and hotel.
- The relocation of the theatre and hotel to the centre of the Town Centre Extension adjacent to St Andrew's Roundabout.
- Provision of retail uses adjacent to the theatre building and at ground level within one residential block. The total retail floorspace would decrease 160m<sup>2</sup> from that approved at outline stage with A1-A5 Uses reduced from 2,700m<sup>2</sup> to 2,540m<sup>2</sup>. Other non-retail uses would remain unchanged.
- A marginal increase of 25 residential units is proposed in the Town Centre Extension phase, taking the total number to 618 from the approved 593.

#### **Drainage**

The approved Drainage Strategy included a line of swales along the eastern side of the Spine Road in the Town Centre Extension which are proposed to be removed and replaced with the provision of sections of soft landscaping, a retention basin and ditch prior to the outfall into the river.

In order to achieve the proposed amendments to the approved scheme the Applicant is proposing to vary a condition attached to the original consent. Condition 5 sets out the requirement for the proposals to accord with the parameters plan approved as part of the original consent. The proposed amendment to this condition is simply to change the plan number to approve the amended layout and parameters plan proposed.

### **3.3 Relevant Planning History**

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

Planning permission was approved on 18th January 2012 under application reference 585/APP/2009/2752 for the following:

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:
  - a. Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential



storeys;

- b. Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
- c. Creation of a three-form entry primary school of 2 storeys;
- d. Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
- e. Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860 sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
- f. Creation of a local centre to provide up to 150 sq m of retail (Class A1 and A2) and 225 sq m GP surgery (Class D1); means of access and improvements to pedestrian linkages to the Uxbridge Town Centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

2. In addition to the above, full planning permission for:

- a. Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
- b. Change of use of Lawrence House (Building no. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
- c. Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
- d. Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
- e. Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking;
- f. Change of use of the Grade II listed former cinema building to provide 600sq m Class D1/2 use (no building works proposed);
- g. Change of use and alterations to the Grade II listed Hillingdon House to provide 600 sq m for a restaurant (Class A3) on the ground floor and 1,500 sq m of office (Class B1) on the ground, first and second floors.

Since the approval various Reserved Matters Applications relating to early Phases of the development have been submitted and approved along with numerous discharge of conditions applications. An application for a non-material amendment to vary the Phasing Plan was approved in January 2015 (ref. 585/APP/2014/4023). This enabled the Town Centre Extension to be brought forward as and when the improving market allowed.

A further non-material amendment was submitted and approved in July 2015 (ref. 585/APP/2015/1609) that allowed for an increase in height of 19m to 21m for the residential blocks within the Town Centre Extension Phase.

#### **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 - Residential Layouts  
Hillingdon Supplementary Planning Document - Residential Extensions  
Hillingdon Supplementary Planning Document - Accessible Hillingdon  
Hillingdon Supplementary Planning Document - Noise

## UDP / LDF Designation and London Plan

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

### Part 1 Policies:

PT1.BE1 (2012) Built Environment

### Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL26 Protection and enhancement of trees, woodland and landscape features
- EC5 Retention of ecological features and creation of new habitats
- BE2 Scheduled ancient monuments Replaced by PT1.HE1 (2012)
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- BE10 Proposals detrimental to the setting of a listed building
- BE11 Proposals for the demolition of statutory listed buildings
- BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings
- BE13 New development must harmonise with the existing street scene.
- BE14 Development of sites in isolation
- 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.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE26 Town centres - design, layout and landscaping of new buildings
- BE28 Shop fronts - design and materials
- BE35 Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London
- BE36 Proposals for high buildings/structures in identified sensitive areas
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- OE6 Proposals likely to result in pollution
- OE7 Development in areas likely to flooding - requirement for flood protection measures

OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE10	Phasing of development in areas of potential flooding or inadequate sewerage capacity
H3	Loss and replacement of residential accommodation
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
H10	Proposals for hostels or other accommodation for people in need of care
R1	Development proposals in or near areas deficient in recreational open space
R2	Provision of recreation, entertainment and leisure facilities in Town Centres
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R6	Ancillary recreational facilities
R7	Provision of facilities which support arts, cultural and entertainment activities
R8	Loss of facilities which support arts, cultural and entertainment activities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LE6	Major office and other business proposals in town centres
T2	Location of tourist accommodation and conference facilities
T4	Hotels, guest houses and other tourist accommodation - location, amenity and parking requirements
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM3	Proposals for new roads or widening of existing roads
AM6	Measures to discourage the use of Local Distributor and Access Roads by through traffic
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
AM12	Promotion of traffic management measures which give priority to buses
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
AM16	Availability for public use of parking spaces in commercial developments in town centres and other areas
AM17	Provision of short stay off-street parking space for town centres
LPP 2.15	(2015) Town Centres
LPP 4.2	(2015) Offices
LPP 4.3	(2015) Mixed use development and offices
LPP 4.7	(2015) Retail and town centre development
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.5	(2015) Decentralised energy networks
LPP 5.6	(2015) Decentralised Energy in Development Proposals
LPP 7.16	(2015) Green Belt
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 8.2	(2015) Planning obligations
NPPF2	NPPF - Ensuring the vitality of town centres
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land

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

**5.1** Advertisement Expiry Date:- **24th June 2015**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to circa 3500 local owner/occupiers and the North Uxbridge Residents' Association. Site notices were also posted. 2 letters of objection have been received which can be summarised as:

1. Dislike increase in density of population in Uxbridge.

2. Application should be refused because it is different to initial approval.

#### HEATHROW AIRPORT LIMITED

I have now assessed the proposed variation of conditions 5, 9, 30 and removal of conditions 54, 57, 58 and 59 against safeguarding criteria and can confirm that Heathrow Airport has no safeguarding objections to these proposals.

#### CROSSRAIL LIMITED

Crossrail Limited administers a Direction issued by the Department for Transport on 24th January 2008 for the safeguarding of the proposed alignment of Crossrail.

The site of this planning application is identified outside the limits of land subject to consultation under the Safeguarding Direction.

The implications of the Crossrail proposals for the application have been considered and I write to inform you that Crossrail Limited do not wish to make any comments on this application as submitted.

#### CANAL AND RIVERS TRUST

In 2011 British Waterways advised Local Planning Authorities of changes to the notified area applicable to consultations with us, in our capacity as a Statutory Consultee. British Waterways introduced a notified area for household and minor scale development and a notified area for EIA and major scale development. The British Waterways Board (Transfer of Functions) Order 2012 has substituted references to British Waterways in the Town and Country Planning (Development Management Procedure) (England) Order 2010 to the Canal & River Trust. As such, local planning authorities are now required to consult the Canal & River Trust on applications for planning permission in the same way as British Waterways were previously consulted.

This application falls outside the notified area for its application scale. We are therefore returning this application to you as there is no requirement for you to consult us in our capacity as a Statutory Consultee.

#### SPORT ENGLAND

The variation of conditions do not relate to sporting matters and as such, Sport England has no comments to make.

#### HILLINGDON MOTORIST FORUM

One of the issues raised by the Forum is the lack of integration of the St Andrews site into the rest of Uxbridge. We have said on a number of occasions that the pedestrian subway needs to be upgraded so that it is easier for pedestrians to reach the site via the subway. It would appear that no improvements have been made.

There is work being carried out near to the St Andrews roundabout, it would seem to provide an additional access road into the site, which the Forum considers to be an improvement. However it does not appear on the diagrams.

#### Case Officer Comments:

Alterations to the St Andrew's Roundabout fall outside the boundary of this planning application and were covered by the Section 106 legal agreement for the outline consent.

#### BUCKINGHAMSHIRE COUNTY COUNCIL

Given the nature and location of the proposed works, it is not considered that this application is

detrimental to the safety and convenience of the highway network. Mindful of the above, there are no objections or conditions to recommend with regard to highway issues.

#### GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS)

On the basis of the information provided, we do not consider it necessary for this application to be considered under the GLAAS charter.

#### ENGLISH HERITAGE

This application should be considered in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

#### HILLINGDON NATURAL HISTORY SOCIETY

We as a Society have no objections to this proposal.

#### NATURAL ENGLAND

Natural England currently has no comment to make on the variation of conditions 5, 9 and 30 and removal of conditions 54, 57, 58 and 59.

#### THAMES WATER

The application does not affect Thames Water and as such we have no comments to make.

#### ENVIRONMENT AGENCY

As we did not request any of the conditions we will not be commenting on their variation/removal.

#### SOUTH BUCKINGHAMSHIRE DISTRICT COUNCIL

I refer to the above application and would advise you that this Council wishes to make the following response:

That the London Borough of Hillingdon be advised that South Bucks District Council would raise no objections.

#### NATIONAL AIR TRAFFIC SERVICE SAFEGUARDING (NATS)

Having assessed the application, due to the proximity to an Air Ground Air Radio Site, cranes at this location could impact our operation. as such, we respectfully request that the developer engages with NATS and consults us in respect of the types of crane to be used. Accordingly, NATS has no objection to the development subject to the following condition being imposed:

No construction work above 8m AGL shall commence on site until the Developer has consulted and obtained approval from NATS and London Borough of Hillingdon in respect of the typology and height of any cranes to be used at this location.

REASON: In the interests of the safe operation Air Traffic Services provided by NATS En-route PLC.

#### **Internal Consultees**

##### ENVIRONMENTAL PROTECTION UNIT

Having reviewed the addendum to the energy statement I have the following comments:

From a Local Air quality point of view replacing the Biomass boiler and CHP with alternatives which have a less impact on the local air quality is preferable. As there is no longer any biomass planned we have no problems with these conditions being removed. Details of the proposed renewables will need to be submitted at a later date as some such as air source heat pumps will require a noise assessment.

Case Officer's comments;

As clarified in section 3.2 of this report, issues relating to the energy strategy have been removed from the current application.

#### FLOOD AND WATER MANAGEMENT OFFICER

Drainage Strategy - There is insufficient information here or even a detailed plan of the new arrangement of the town centre and or consideration of how the SW drainage agreed at masterplan stage was considered to be incorporated in any changes to the layout.

The addendum therefore does not comply with the SuDs hierarchy requirements to demonstrate consideration of a variety of techniques.

Spine Road - I have no comments as there are no details relating to drainage submitted. This will need to be dealt with as a reserved matter.

Case Officer's Comments:

These comments were passed on to the applicant who provided an amended layout plan (reference (PL) A (00) 007 E) which reintroduces rain gardens to the proposed Spine Road. The Flood and Water Management Officer has reviewed this document and verbally confirmed that she has no objection to the proposal subject to detailed flood and water management issues being resolved at reserved matters stage.

#### TREES AND LANDSCAPING

CONDITION 30: Submission of details of each phase of development in compliance with the approved Masterplan.

The Plaza / Independent Town Centre Extension Phase (Connectivity). The approved Masterplan (dwg. No. 3300-10-101 Rev N) features a large pedestrian plaza in the north-west corner of the site, with new buildings set back from the St Andrews Roundabout. This space was partly designed to accommodate a seamless pedestrian access into Uxbridge Town Centre via terraced levels with ramps connecting to the pedestrian underpass.

The current proposals (dwg. No. (PL)A900) 001 Rev B) have reduced this space to a narrow strip which will preclude the possibility of providing comfortable / accessible pedestrian linkage under the road in the way initially envisaged. It is understood that the developer now requires a surface level pedestrian link to the town centre. This involves crossing a busy road junction and it is unclear how, or where, a safe and attractive alternative route can be created. Details to be submitted.

The Plaza / Independent Town Centre Extension Phase (Public Open Space)

As described above, the approved Masterplan promoted the concept of a large pedestrian plaza which would link the Cinema and other Retail / Public buildings. According to recent pre-application discussions and the current Proposed Development Phasing Plan, the TCE Phase will lack a single dominant public space and be will have a number of smaller, incidental residual spaces between the building masses or associated with individual buildings.

- The success of these smaller intimate spaces will depend on the detailing and the space and light available between tall buildings.
- The scope for tree planting of any size stature is likely to be restricted.
- At best, these smaller areas provide an opportunity to provide attractive incidental spaces, or pocket parks. At worst they may become shaded spaces dwarfed by buildings and providing little respite in the urban landscape.
- Detailed plans should be supported by shading / microclimate analysis.

## Vista from Town Centre Extension Phase to Parkland

One of the redeeming features of the current layout is the creation of a long-distance vista from the centre of the TCE through to the District Parkland and valley of the River Pinn to the east. Buildings within the TCE and the residential units along the edge of the park have been arranged to provide an open and uninterrupted visual (and physical) link from the urban realm to the rural.

## S.73 Technical note: drainage - Removal of swales

The approved drainage strategy included the incorporation of swales which extend from the residential phases to the south, through to the TCE. The current proposal is to remove the grassed swales along the eastern side of the Spine Road within the TCE.

From a landscape point of view the removal of the swales in this location is acceptable - particularly if more appropriate surface level landscaping (notably tree planting) can be secured. Please refer to Vicky Boorman regarding the hydraulic performance and acceptability of this change of strategy.

## HIGHWAYS

### Off site Highway Works

The red line plan does not accord with that approved at outline stage. The widening of Park Road between Chippendale and St Andrews Roundabouts under the outline consent is to be achieved by partly taking highway land from the central reservation and partly dedicating developer's land to the highway authority in order to accommodate the widened highway including the bus stand and the eastern footway around the bus stand lay by.

I understand the applicant has been advised to reinstate the red line, as approved at outline, for this S73 application.

Draft alternative proposals comprising highway widening entirely on highway land reducing footway widths on the western footpath together with further traffic modelling (VISSIM) have been submitted to LBH and TfL.

We are still waiting for a report on the modelling from TfL. The Atkins technical note dated 11 March 2015 submitted separately and not as part of this S73 application concludes that the alternative scheme is marginally worse than the original. We have concerns as both queue lengths and journey times are unacceptably high and there is a substantial unmet traffic demand which would result in further queuing upstream. Final judgement is reserved till we have access to TfL's comment

The technical note in its first paragraph states that the main reason for proposing an alternative scheme is the expensive costs of dealing with existing stats in the eastern footway. An unsubstantiated figure of 1 million was quoted and later reduced to 1/2 a million. We have already asked for but are yet to receive an accurate/reliable estimate of the utility diversion costs.

The town centre extension is being dissected by a busy road, if the pedestrian environment cannot be improved we would not support a reduction in width of existing footways in order to shift the carriageway widening to the west side of Park Way. Notwithstanding the above in order to be certain that a satisfactory highway design can be achieved 1:200 plans showing lane widths and auto tracks for HGV's on approaches to and exits from the roundabout are required.

Surface level pedestrian crossings would be supported if they can be made to work without additional traffic impact in terms of queue lengths and journey times over and above those achieved with the original scheme.



The proposal to remove the recently installed signalised pedestrian crossing just south of Chippendale Roundabout cannot be supported. It is required for the school and is on a direct pedestrian desire line to Uxbridge Bus garage and tube station as well as the Sainsbury's super store. Relocating to a suitable location immediately to the north of the roundabout could be considered.

The proposed surface level crossing just north of St Andrews roundabout does not align with the designated pedestrian route into the site via St Andrews Gate. A recent request has been made to Atkins to explore the feasibility of diagonal crossings across St Andrews Roundabout with the subways filled up.

The s106 currently attracts a St Andrews Roundabout Subway works contribution of around 1.62 million (excluding highway works above).

#### On site Highway Works

One of the 'selling points' of the outline scheme was to provide wide clear views into the site from St Andrews Gate almost all the way up to the school along a straight unobstructed route. This view has now been obstructed by the creation of a dog leg, buildings moved closer to reduce the width of a now shared pedestrian/vehicular surface. The starting point of the pedestrian route does not align with St Andrews Gate.

Considering the large numbers of car parking spaces being accessed and regular servicing of the units by larger vehicles a shared road without any pedestrian safeguards is not considered appropriate for this location. Perpendicular car parking spaces off the spine road are not acceptable. We cannot accept the creation of an anomaly with the existence of a privately maintained road in between two lengths of adopted highway, neither can we accept private allocated parking on an adopted highway, and particularly in a town centre location. Additional lay by parking for general public use over and above that approved at outline would need to be justified.

Signed Section 38 agreements for adoption of the Spine Road, excluding the length within this application, and the school access road are in place.

#### Case Officer's comments:

The application has been amended so that the site boundary is now in accordance with the red line of the outline approval. The proposal also no longer includes perpendicular private parking off the Spine Road and it is now proposed for the entire length of Spine Road to be adopted. Detailed highways concerns, such as road widths, swept path analysis and parking numbers can be resolved at reserved matters stage.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The principle of the proposal, including the proposed uses and scale of development was considered and approved as part of the original outline consent (reference 585/APP/2009/2752 dated 18th January 2012). The current application seeks to amend the approved scheme and therefore this report considers these amendments and their impact on the approved scheme and surrounding area/occupiers.

The principle of the development is therefore deemed acceptable.

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

The density of the proposed development was considered as part of the original application and was deemed acceptable. The proposed amendment to the layout of the town centre will

not significantly impact upon the density of the development. These matters will be considered as part of Reserved matters applications as they come forward for individual phases of the Town Centre Extension. The total number of residential units has been checked against the latest London Plan density standards and remains within acceptable parameters.

The proposed density of the residential element of the Town Centre Extension is therefore deemed acceptable.

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

The impact of the proposal on St. Andrew's Church to the south west of the site was discussed in depth with officers during the pre-application process. The submitted plans show that the footprint of the proposed hotel building has been designed so as to protect views of the Church from the north. The remaining impact of the proposals on the surrounding area were considered as part of the original consent and deemed acceptable. As such the amendments proposed are deemed to have no greater impact than the previously approved scheme.

The Greater London Archaeological Advisory Service (GLAAS) have been consulted on the current application and raised no objections. A condition was attached to the outline consent requesting an appropriate archaeological survey to be undertaken. A Written Scheme of Investigation for the Archaeological Evaluation was submitted and reviewed by the Conservation and Urban Design Officer and English Heritage who were satisfied the proposal would meet the required programme of archaeological work. The condition was therefore discharged under application reference 585/APP/2012/2163 (dated 25/09/15).

#### **7.04 Airport safeguarding**

The proposed amendments to the layout of development are within the height parameters approved at outline stage subject to an amendment made via a Non Material Amendment application (reference 585/APP/2015/1609) which increased the height limit of the residential blocks from 19m to 21m. National Air Traffic Services raised no objection to the NMA application and have raised no objection to the current proposal. Therefore, the proposed development is considered to have an acceptable impact in terms of airport safeguarding.

#### **7.05 Impact on the green belt**

The application proposes alterations to the layout of the previously approved scheme. The impact of the development on the green belt was considered as part of the original outline consent and deemed acceptable. The proposed alterations are not considered to increase or significantly alter the impact that the proposed redevelopment of the site would have on the green belt and therefore remain acceptable.

#### **7.06 Environmental Impact**

An Environmental Impact Assessment (EIA) Screening Opinion Request was submitted on 22 December 2014. It concluded that the changes proposed through this application will not result in any changes to the likely environmental effects of the development, as assessed in the original Environmental Statement that accompanied the outline planning application. The Council issued a Screening Opinion on 19 February 2015, which states that the amendments to the scheme are not likely to result in significant environmental effects beyond those already appraised and therefore it is not necessary for the amended scheme to be subject to a revised Environmental Statement.

The Environmental Impact of the proposal is therefore deemed acceptable.

#### **7.07 Impact on the character & appearance of the area**

The changes proposed through this application relate primarily to the scale and appearance of the proposed development. Whilst there has been a reconfiguration of the land uses, and therefore the massing of the development, the proposals do not exceed the maximum heights defined in the approved Parameter Plan as amended by the Non material Amendment Application.

The massing in the town centre extension has been driven by the reconfiguration of land uses, but also evidence from the recovering residential and commercial markets. The bulk of the massing is focused on the parcel adjacent to Chippendale Way roundabout (as the gateway to St Andrew's Park), which then falls away as you move south east through the town centre extension towards the District Park.

The massing of the west elevation of the proposed residential buildings to the north east of the Cinema will be no higher than that illustrated in the approved parameter plan as amended.

The design of individual phases will be resolved through the reserved matters applications as each section is brought forward.

#### **7.08 Impact on neighbours**

The uses proposed will remain as approved and the proposed alterations to the layout of the Town Centre Extension are considered to have no greater impact on neighbouring residential occupiers than the currently approved layout. The closest residential properties will be approximately 35m from the location of the proposed office blocks. Issues regarding noise attenuation and the impact of the development during construction are covered by existing conditions attached to the outline approval or will be dealt with at reserved matters stage.

#### **7.09 Living conditions for future occupiers**

The application relates to amendments to the approved Parameters Plan and drainage strategy. Full details of the proposed design of residential units will be submitted and considered at reserved matters stage.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The application relates to amendments to the approved Parameters Plan and drainage strategy. Full details of the proposed highways and parking provision will be submitted and considered at reserved matters stage. Concerns raised by the Council's Highways Officer regarding the application site's boundary and potential impact on off-site works to St Andrew's Roundabout have been resolved. Amended plans have been submitted so that the application site now matches the outline approval. Initial proposals to have a section of the Spine Road remain un-adopted have also been removed following Highways objections.

#### **7.11 Urban design, access and security**

Detailed issues relating to the design, access and security issues for each relevant section of the Town Centre Extension will be resolved at reserved matters stage.

#### **7.12 Disabled access**

The current application proposes to amend the approved parameters plan and alter the layout of the proposed Town Centre Extension. As such detailed issues regarding disabled access will be considered as part of reserved matters applications for individual phases of the development as they are brought forward.

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

Detailed issues regarding the provision of affordable housing will be considered as part of reserved matters applications for individual phases of the development as they are brought

forward.

#### **7.14 Trees, Landscaping and Ecology**

Detailed issues relating to landscaping proposals for individual sections of the site will be resolved at reserved matters stage.

#### **7.15 Sustainable waste management**

The current application proposes to amend the approved parameters plan and alter the layout of the proposed Town Centre Extension. As such detailed issues regarding sustainable waste management will be considered as part of Reserved Matters Applications for individual phases of the development as they are brought forward.

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

The application proposes no amendments to the previously approved Energy Strategy for the wider site.

#### **7.17 Flooding or Drainage Issues**

The Council's Flood and Water Management Officer has reviewed the submitted details and raised no objections to the removal of the swales as included within the approved outline application ref 585/APP/2009/2752. However the details of the new drainage strategy for individual phases of the Town Centre Extension will need careful consideration with the each reserved matters application.

As such the amendment to the approved drainage strategy is deemed acceptable.

#### **7.18 Noise or Air Quality Issues**

The current application proposes to amend the approved parameters plan and alter the layout of the proposed Town Centre Extension. As such detailed issues regarding noise or air quality will be considered as part of reserved matters applications for individual phases of the development as they are brought forward.

#### **7.19 Comments on Public Consultations**

Two objections were received from local residents regarding the proposed density levels and amendments to the approved outline scheme. The density levels proposed are not significantly different to those already approved at outline consent. Applications to amend or alter approved schemes are regularly submitted to the Council. There are no grounds to refuse such applications simply because they differ from those previously approved and the Council has a statutory duty to consider new proposals.

#### **7.20 Planning Obligations**

A suite of planning obligations was secured under application ref. 585/APP/2009/2752.

Given that this is a Section 73 application the development will be subject to a deed of variation to secure the provision of the aforementioned obligations to adequately mitigate its impact on local facilities.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

None

### **8. Observations of the Borough Solicitor**

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so

far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

### **9. Observations of the Director of Finance**

None

## **10. CONCLUSION**

The application seeks a variation of condition 5 of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 (redevelopment of former RAF Uxbridge site) to amend the approved plans, including the layout and drainage strategy regarding the Town Centre Extension phase of the wider St Andrews Park development.

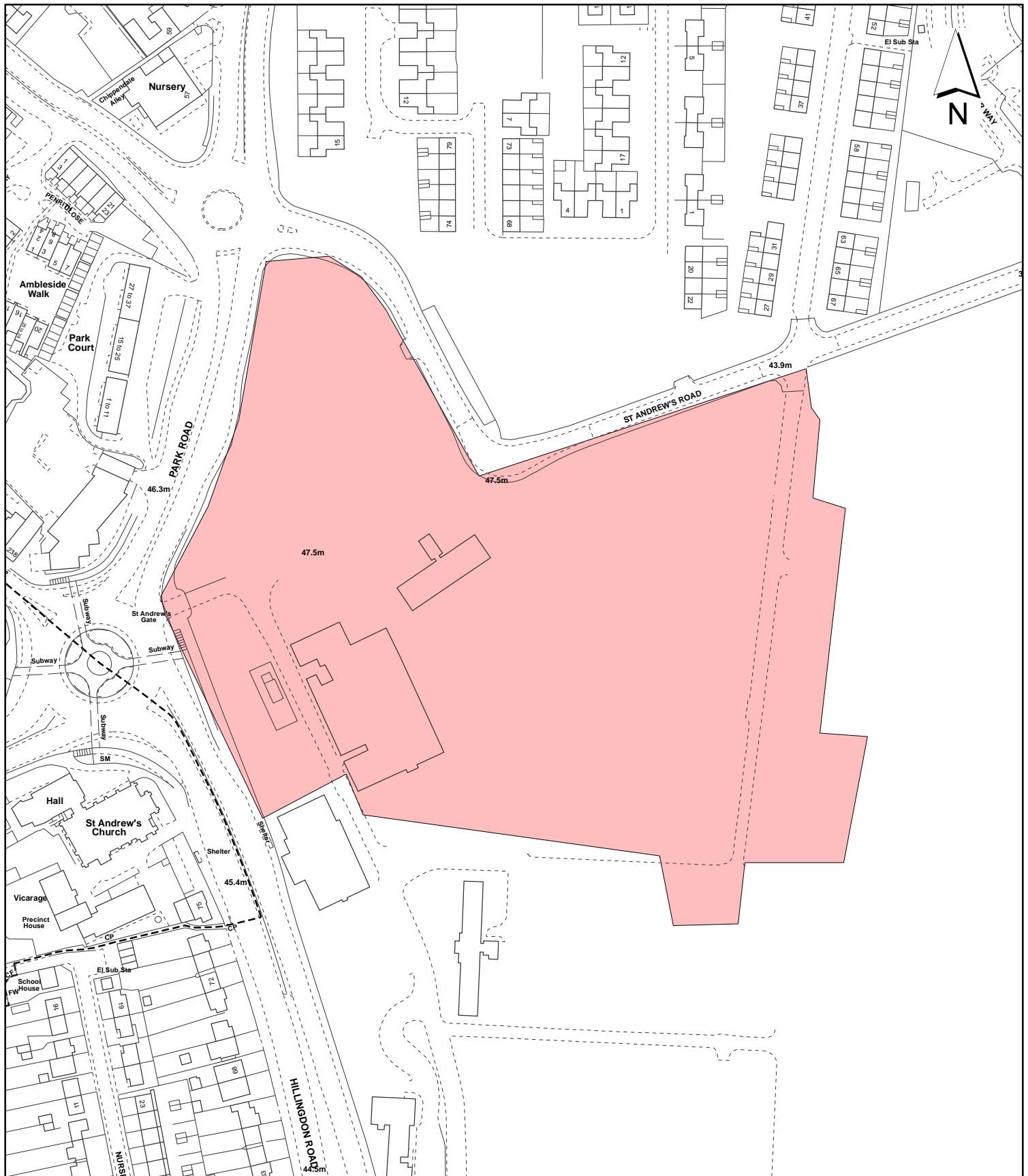
For the reasons set out above, the proposed changes to the Town Centre Extension layout and drainage strategy are considered to comply with the policies of the adopted Hillingdon Local Plan (2012), and as such this application is recommended for approval.

## **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 - Residential Layouts  
Hillingdon Supplementary Planning Document - Residential Extensions  
Hillingdon Supplementary Planning Document - Accessible Hillingdon  
Hillingdon Supplementary Planning Document - Noise  
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:

**St Andrews Park  
 Hillingdon Road  
 Uxbridge**

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

Planning Application Ref:

**585/APP/2015/848**

Scale:

**1:2,000**

Planning Committee:

**Major**

Date:

**August 2015**



**HILLINGDON**  
 LONDON