

Report of the Head of Planning, Sport and Green Spaces

Address THE BOAT HOUSE RESERVOIR ROAD RUISLIP

Development: DEMOLITION OF THE EXISTING BOAT HOUSE BUILDING AND ERECTION OF A NEW BOAT HOUSE BUILDING WITH ASSOCIATED EXTERNAL WORKS

LBH Ref Nos: 1117/APP/2015/2787

Drawing Nos: 01
02B
06B
Ruislip Lido Arboricultural Impact Survey Rev ,
03A
07B
2015D154/P V2
04A
05A

Date Plans Received: 27/07/2015 **Date(s) of Amendment(s):** 24/07/2015

Date Application Valid: 27/07/2015

1. SUMMARY

This application is for full planning permission for the demolition of the existing boat house building and the erection of a new boat house building associated with the running of the Ruislip Lido. The proposal will involve the demolition of existing buildings and their replacement with a building within the footprint and with elevations that are similar to the existing structure. The only noticeable difference being that the external material has changed from green powder coated corrugated steel sheets to horizontal cedar cladding.

It is considered that the proposed replacement building will improve the appearance of the Green Belt and, accordingly, there is no objection to the principle of the development in this location.

It is demonstrated that the proposal will have an acceptable impact on the surrounding highway network and on the overall function of the Lido. In addition, it is considered that the development will not result in a risk of flooding at the Lido and it will not have any significant detrimental impacts on the amenity of occupants of the nearest residential properties.

The proposal is considered to comply with relevant LB Hillingdon and London Plan policies in addition to objectives within the National Planning Policy Framework and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 04A, 05A, 06B and 07B and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

- .Design and Access Statement,
- .Secured by Design Statement,
- .Transport Statement,
- .Arboricultural Impact Assessment, and
- .Accessibility Statement

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

4 NONSC Facilities for People with Disabilities

The use of the building shall not commence until the development has been provided with a layout and facilities which meet the requirements set out in BS 8300:2009 (Code of Practice on Design of buildings and their approaches to meet the needs of disabled people).

The layout and all facilities which form part of the scheme shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that London's visitor infrastructure is accessible and welcoming to all sections of the population, including older and disabled people in accordance with policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 3.1, 3.8 and 7.2 of the London Plan (2011).

5 COM7 Materials (Submission)

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

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

REASON

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

6 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan 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 or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority 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 BS 3998:2010 'Tree work - Recommendations' 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM10	Incorporation in new developments of additions to the proposed cycle network
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM13	AM13 Increasing the ease of movement for frail and elderly people

and people with disabilities in development schemes through (where appropriate): -

(i) Dial-a-ride and mobility bus services

(ii) Shopmobility schemes

(iii) Convenient parking spaces

(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
BE13	New development must harmonise with the existing street scene.
BE16	New development on the northern frontage of the A4 (Bath Road)
BE17	Design and layout of new development at Heathrow Airport
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE32	Development proposals adjacent to or affecting the Grand Union Canal
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC4	Monitoring of existing sites of nature conservation importance and identification of new sites
EC5	Retention of ecological features and creation of new habitats
EC6	Retention of wildlife habitats on derelict or vacant land
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
EM6	(2012) Flood Risk Management
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 2.18	(2011) Green Infrastructure: the multi functional network of open and green spaces
LPP 2.2	(2015) London and the wider metropolitan region
LPP 2.6	(2015) Outer London: vision and strategy
LPP 2.8	(2015) Outer London: Transport
LPP 5.10	(2015) Urban Greening
LPP 5.12	(2015) Flood risk management
LPP 5.7	(2015) Renewable energy
LPP 6.10	(2015) Walking
LPP 6.12	(2015) Road Network Capacity

LPP 6.13	(2015) Parking
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.4	(2015) Enhancing London's Transport Connectivity
LPP 6.9	(2015) Cycling
LPP 7.14	(2015) Improving air quality
LPP 7.16	(2015) Green Belt
LPP 7.18	(2015) Protecting local open space and addressing local deficiency
LPP 7.19	(2015) Biodiversity and access to nature
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 8.3	(2015) Community infrastructure levy
LPP 8.4	(2015) Monitoring and review for London
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF9	NPPF - Protecting Green Belt land
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

3 114C Compliance with Building Regulations Access to and use of

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
- 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.
- 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.
- 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.

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

4 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

3. CONSIDERATIONS

3.1 Site and Locality

Ruislip Lido is located within the Green Belt and includes a large man-made reservoir surrounded by semi-natural woodland, scrub and grassland habitat. It is managed as a recreational and educational facility for the community, with visitor attractions including a miniature (narrow gauge) railway, a cafe, a pub and a visitor's centre, plus associated toilet

facilities. It is largely surrounded by Ruislip Woods National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI), which it directly borders to the east, north and west. The existing boat house building supports the recreational use of the site.

The development site is on the south west of the Lido between the waters edge to the east and a LB Hillingdon open depot to the west. To the west there is also residential development predominantly in the form of two storey housing.

Much of the circulation space in the immediate vicinity of the development area is surfaced in tarmac with the remainder open space being laid to lawn. The whole area is set within a wooded setting (to the south and east) with a number of fine specimen trees among the buildings and recreational facilities.

Trees on the site are managed and maintained by Hillingdon Council and are, therefore, not protected by Tree Preservation Order or Conservation Area designation.

3.2 Proposed Scheme

This application seeks full planning permission to demolish an existing single-storey corrugated steel building and to erect a single storey replacement building within the same footprint. The new modular building is required as to replace the existing boat house building, which is in poor condition and will be of a similar footprint, form and scale to the existing boat house. The building will measure 6.3m x 25m and is proposed with a shallow pitch and Cedar cladding finish so that it blends in to the context of the surrounding areas.

The application is supported by a number of reports that assess the impact of the proposal and include a Design and Access Statement, a Secured by Design Statement, a Transport Statement, an Arboricultural Impact Assessment and an Accessibility Statement.

No additional general visitor trips are forecast to occur as a consequence of the provision of the replacement building. Therefore, there will be no impact upon the public parking provision and management of the car parking within Ruislip Lido.

It is worth noting that the footprint of the building was amended to fall entirely within the land under full LB Hillingdon control. These are minor amendments with no consequences in the determination of this application, however, this means that the building for which permission is being sought is marginally smaller than the existing corrugated steel building.

3.3 Relevant Planning History

Comment on Relevant Planning History

Ruislip Lido is a man-made reservoir dating back to the nineteenth century. There have been numerous applications for minor development over the years, none of which are directly relevant to the current application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.CI1	(2012) Community Infrastructure Provision
PT1.CI2	(2012) Leisure and Recreation
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM4	(2012) Open Space and Informal Recreation

Part 2 Policies:

AM10	Incorporation in new developments of additions to the proposed cycle network
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
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	area
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5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

57 adjoining households and Ruislip Residents Association were notified. One response has been received, the content of which is summarised below:

"The building has not been used for community use for some years and is only used for Green Spaces activities. para 2.3 Access: is through a metal gate used by several groups and should not be blocked as it provides emergency access to the lake and buildings at Woody Bay. Dwg P/04: Toilets opening onto the mess room (used for food?) without an intervening lobby. P/06: shows a storage container in the compound at the back. Why cannot the storage be included in the undercroft? P/05: No roller shutters described in Design statement are not shown on the elevations. Has maintenance access to the low pitch roof on the rear of the building been considered? P/07A: Undercroft clad in undecorated GRP - in what colour? What access is provided to access the undercroft for maintenance etc? None shown on drawing. Cedar Cladding is specified - please can this be part of the planning consent to match the Woodland centre and to prevent the use of printed cladding as on the toilet blocks.

Officer comments: The majority of issues raised in the letter are covered in the main body of this report or are not material planning considerations that can carry any weight in the determination of this application, including the matters relating to maintenance or access to parts of the building for maintenance purposes. Other matters raised are regulated by separate legislation and the Building Control department, such as the issues raised regarding the position of access to the toilets. Officers' consider that the information provided with the application is adequate and sufficiently accurate to formulate the recommendation for approval supported by this report. The issues raised in relation to the external finish of the building and external storage container have been dealt with in the report and where necessary, conditioned.

Internal Consultees

Landscape Architect

This site is not covered by a TPO, nor within a Conservation Area. Significant trees / other vegetation of merit in terms of Saved Policy BE38: The proposals are very close to a valuable Lawson Cypress, however pile and beam type foundations have been prescribed and this will mitigate any risk of harm to the tree's roots. Recommendations: None. Conclusion (in terms of Saved Policy BE38): Acceptable

Environmental Protection Unit
No objection to the planning application.

Please note the highlighted comments below as informative

(1) INF 20 Control of environmental nuisance from construction work
Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odors and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155)

Highways

No objection is raised to this application. The proposal would seem to have no adverse effect or impact on the highway network.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal is to replace an existing building which has reached the end of its life cycle with a marginally smaller building, which is proposed with a cedar cladding finish. Although the application seeks to improve from the existing situation, the site is located within Green Belt Land and therefore there are implications in terms of Green Belt policy.

The essential characteristics of Green Belts are their openness and permanence. Paragraph 87 of the NPPF advises that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' Paragraph 88 advises that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'. At paragraph 89, the NPPF goes on to advise that the replacement of a building is acceptable development within the Green Belt, provided the new building is in the same use and not materially larger than the one it replaces.

Policy 7.16 of the London Plan (March 2015) and policies in the adopted Hillingdon Local

Plan (November 2012) endorse national planning framework, in particular, Policy PT1.EM2 and Saved Policies OL1 and OL4 which assess new buildings in the Green Belt.

The current proposals would be for a marginally smaller building and it does not seek to change the existing function of the site. The proposal would improve from the appearance of the existing building, maintaining the existing character and reducing visual impact. The proposal therefore meets the criteria set out in Paragraph 89 of the NPPF and, as such, it represents appropriate development within the Green Belt. In this instance 'very special circumstances' do not need to be demonstrated.

As such, the scheme is considered to be in accordance with the National Planning Policy Framework, Policy 7.16 of the London Plan (March 2015) and Policy PT1.EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

There are no Conservation Areas, Areas of Special Local Character or Listed Buildings within the immediate vicinity of the site. Accordingly, no objections are raised in this respect

7.04 Airport safeguarding

Not applicable to this development.

7.05 Impact on the green belt

The principle of the development has been discussed in detail within section 7.01 of this report and it has been established that the proposal constitutes appropriate development within the Green Belt. Accordingly, this section will focus on design issues and whether the development so far as possible minimises harm to the green belt.

Overall, given that the proposal is for a replacement building in an area of the Lido that has been previously developed, and the proposed external finish represents a marked improvement from the existing situation, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt.

It is therefore considered that the amenity and openness of the Green Belt would not be harmed. As such, the application proposals are in accordance with Policy 7.16 of the London Plan (March 2015) and Policies OL2 and OL5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

This issue has been covered in Section 7.05 of this report.

7.08 Impact on neighbours

The nearest residential property is situated some 20 metres distance from the proposed building and the proposal is for a replacement building marginally smaller than the existing building it seeks to replace.

It is therefore considered that the proposal would not result in an over dominant form of development, or that there would be a material loss of privacy, daylight or sunlight to surrounding properties which would detract from the amenities of neighbouring occupiers, in compliance with Policies BE20, BE21 and BE24 of the UDP Saved Policies (September 2007) and relevant design guidance.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Saved Policies AM2 and AM7, of the UDP are concerned with traffic generation and road capacity. Saved Policies AM9, AM14 and AM15 of the UDP relate to the provision of adequate car parking and secure cycle storage.

The proposal is for the replacement and upgrade of an existing facility and it is not anticipated that there would be any increase in vehicular movements to the Lido as a result of the development.

Therefore, it is not considered that the proposed development will have a detrimental impact upon the adjacent highway network, particularly during peak weekday traffic periods.

In terms of parking for the larger Ruislip Lido site, there is an existing free-to-use 260 space permanent car park, close to the bus turning circle area at the end of Reservoir Road. In addition, there is a further 150 space overflow car park on the western edge of the Lido.

Public transport access to the site is through the H13 bus service which stops on Reservoir Road in the vicinity of the proposed building siting.

It is considered that the existing parking facilities at the Lido will continue to cater for any parking demand as a result of the proposal.

As such, no objections are raised on the highways aspect of the proposals, which are considered to be in compliance with Saved Policies AM2 and AM7, AM9, AM14 and AM15 of the UDP.

7.11 Urban design, access and security

The current building has a corrugated metal finish which is at the end of its natural life cycle. Albeit marginally smaller, the proposed modular building would match the footprints of existing buildings as close as possible and includes a timber (Cedar) external cladding finish to the elevations, to create a simple aesthetic that is sympathetic to the semi rural character of the Lido site and will allow the buildings to sit comfortably in the Green Belt setting. Details of external materials are secured by condition.

Insufficient details have been provided with regard to the external storage structure. Although this storage facility is a relatively small structure which will not require foundations details, the precise siting, appearance and screening of the structure is secured by condition.

Subject to the above mentioned conditions, it is considered that the proposals to upgrade the building would provide a unified architectural approach and improve their setting in this rural environment, in compliance with Policy BE13 of the UDP Saved Policies (September 2007).

Security

In terms of security, the proposals show the use of weatherproof bulkhead lighting with presence detectors to be installed externally above entrance doors, aluminium powder coated roller shutters to be installed on all doors and windows and the retention of the existing 2m high steel palisade fence to secure the rear enclosed outdoor space.

7.12 Disabled access

The applicant has stated that the proposed boat house will comply with The Equality Act 2010 and with Part "M" Building Regulations, Part "B" Building Regulations, or application of access design codes as best practice.

Level access thresholds are incorporated at all entrances and exits and an accessible WC has been incorporated in the design. Main entrance double doors will be 1.8m wide (structural opening) and internal door openings will be 1m wide (structural opening), though the standard WC will have a 0.8m wide (structural opening).

The main entrance doors will be wide enough for wheelchair-access and buggy access. The mess room area has a 1500 diameter turning circle.

Subject to conditions to ensure the provision of facilities designed for people with disabilities are provided prior to commencement of use, the scheme is considered to comply with Saved Policy R16 of the UDP.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING ISSUES

Saved Policy OL2 seeks landscape improvements within the Green Belt. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features. Saved policy BE38 seeks the retention of topographical and landscape features and the provision of new planting and landscaping associated with development proposals.

The replacement building is proposed in close proximity of a Lawson Cypress tree. The Tree and Landscape Officer notes that the use of pile and beam foundations for the building would ensure that the proposal will have a negligible impact on this tree. Moreover, there are no trees that have been identified for removal which would ensure that the proposal will have a negligible impact on the woodland or on the setting of this site.

The Tree and Landscape Officer raises no objections to the proposals.

ECOLOGY:

The application is for a replacement building set within the same footprint of the existing building and therefore it is considered that the scheme will safeguard the existing nature conservation interests on the site in compliance with Policies EC2 and EC5 of the Local Plan Part 2 and Policy 7.19 of the London Plan (March 2015).

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The site is not shown to lie within flood zone 2 or 3 on the Environment Agency's flood zone maps. In addition, the site is not shown to be at risk in a 1 in 1000 year event (flood zone 2) on the updated modelling related to the operational water levels in the Lido. As a consequence, there is no need for a flood risk assessment. No objections are therefore raised to the proposed development with regards to flood risk.

7.18 Noise or Air Quality Issues

In terms of activity, no additional general visitor trips are forecast to occur as a consequence of the development. There are no functions proposed for this building and no residential properties within the immediate vicinity of the site. As such, it is not considered that the proposed development would result in the occupiers of the nearest surrounding properties suffering any significant additional noise and disturbance, in compliance with Saved Policy OE5 of the UDP.

7.19 Comments on Public Consultations

Two responses to the public consultation have been received. The issues raised have been dealt with in this report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other issues relating to this application.

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 general principle of the development is considered acceptable, as the proposal is for a replacement building that is sited within the same footprint and is marginally smaller than the building it seeks to replace. It is considered that the proposal fully complies with the NPPF, Saved UDP and London Plan Green Belt Policies.

In terms of the impact on the Green Belt, the proposal does not require any changes to the landform whilst no trees will need to be lost. As such, it is considered that the visual impacts of the proposal will not be of significant detriment to the character of this part of the Green Belt.

Similarly, there will be no impact upon the public parking provision and management of the car parking serving Ruislip Lido. The proposals would be unlikely to lead to conditions detrimental to highway and pedestrian safety or to traffic congestion on the local road network.

The application is therefore recommended for approval.

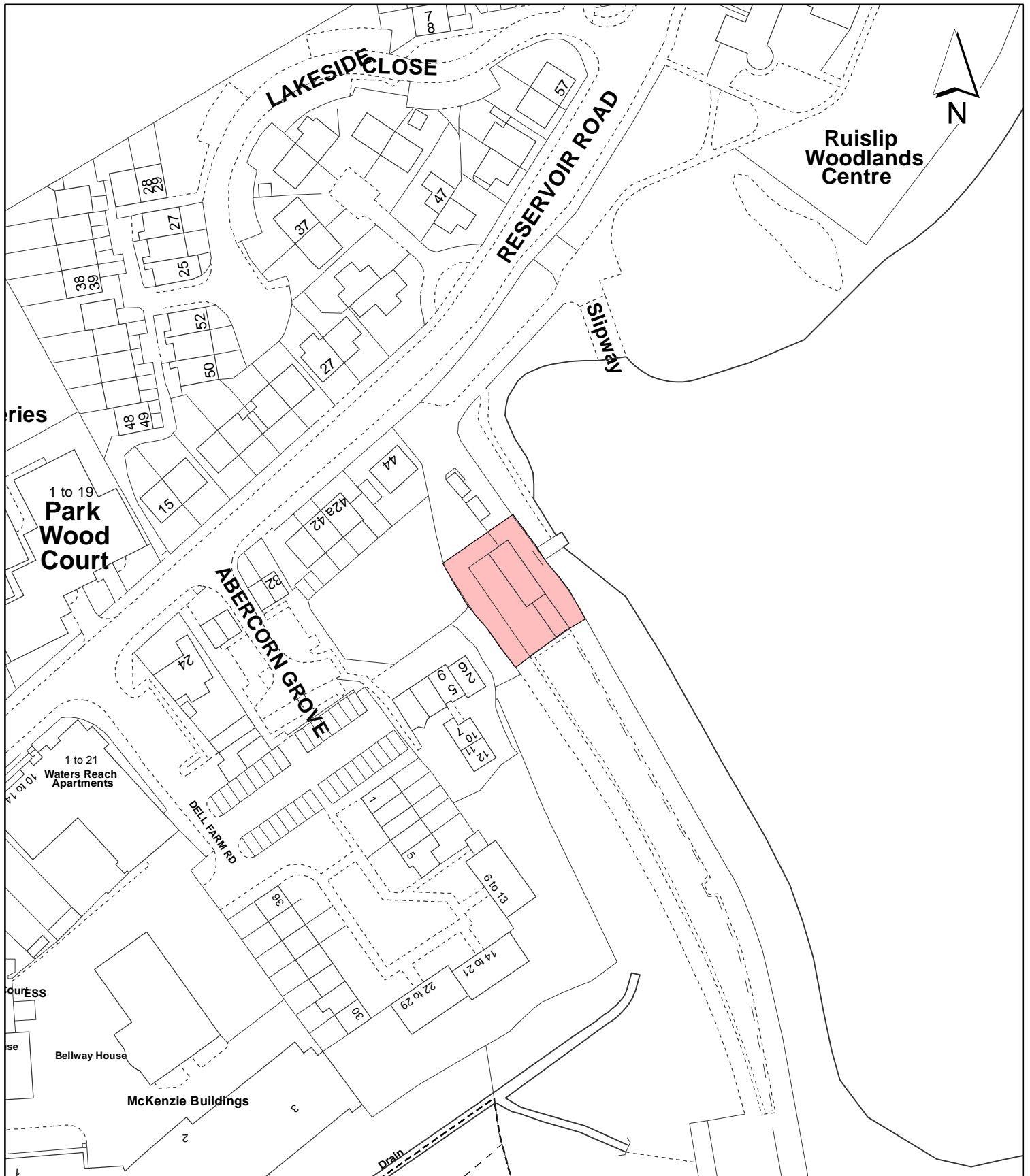
11. Reference Documents

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
National Planning Policy Guidance
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality

Hillingdon Green Belt Assessment Update (September 2013)

Contact Officer: Tiago Jorge

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Notes:

 Site boundary

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Site Address:

**The Boat House Reservoir Road
 Ruislip**

Planning Application Ref:

1117/APP/2015/2787

Planning Committee:

Major

Scale:

1:1,250

Date:

September 2015

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
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HILLINGDON
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