

Report of the Head of Planning, Sport and Green Spaces

Address HOLLAND & HOLLAND SHOOTING SCHOOL DUCKS HILL ROAD
NORTHWOOD

Development: Variation of Condition 2 (Approved drawings) of planning application 16568/APP/2013/3588 (Single storey ground floor extension to the lodge and construction of basement) to allow for a variation to the finished floor levels, increase in the ridge height of the building, increase in the size and depth of the basement, retention of spoil on site and associated internal alterations.

LBH Ref Nos: 16568/APP/2015/2277

Drawing Nos: Ground Investigation Report reference C1326:
Flood Risk Assessment
Initial Assessment Bat Survey:
1227 DAS.002
1227 LA.002
1227-101
1227-102
1227-103
1227-104
1227-105
1227-106
1227-107
1227-108
Land Registry Location Plan

Date Plans Received: 18/06/2015

Date(s) of Amendment(s):

Date Application Valid: 19/06/2015

1. SUMMARY

The application seeks planning permission for the variation of condition 2 (Approved drawings) of planning application 16568/APP/2013/3588 (Single storey ground floor extension to the lodge and construction of basement) to allow for a variation to the finished floor levels, increase in the ridge height of the building, increase in the size and depth of the basement, retention of spoil on site and associated internal alterations.

Application 16568/APP/2013/3588 granted consent for the demolition of the existing corporate facility building at the Holland & Holland Shooting Grounds, Ducks Hill Road and the extension of the existing single storey detached reception building at ground level and basement, to provide a larger corporate facility and rifle range. The existing building is set within 100 acres of privately owned land, which is classified as Green Belt.

The reason for the above amendments have arisen during the design development stage of the approved scheme. It has become apparent that a number of technical requirements had not been fully understood or incorporated into the approved design. Some of the technical requirements that had been omitted from the original design were a designated space for the mechanical and electrical plant, ventilation equipment and transformer required for the new building, need for considerable excavation as a result of a 600mm variation in ground level across the site and no allowance for thermal insulation of the building. Modifications to

the hard and soft landscaping, site levels and soil management had also not been fully considered as part of the previous application.

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits are considered to provide very special circumstances for the proposed increases in the size of the approved building. Furthermore, the height of the building, when taken in context with the size of the site and approved scheme, is considered not to cause unacceptable level of harm to the openness and character of the surrounding Green Belt.

The proposal is thereby considered acceptable and 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 and supporting documentation: 1227-101;1227-102; 1227-103; 1227-104; 1227-105; 1227-106; 1227-107; 1227-108;Flood Risk Assessment; Design and access statement; Initial Assessment Bat Survey; Holland and Holland Planning Statement; Ground Investigation Report reference C13262 and shall thereafter be retained/maintained for as long as the development remains in existence.

No importation of material or modification of landforms shall take place other than those indicated in the approved plans and documentation

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 2 and the London Plan (July 2012).

3 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces 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 Policies OL1 and BE13 of the Hillingdon Local Plan Part 2.

4 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. 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 shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and 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.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed;
- 2.d No materials or waste shall be burnt; and,
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policies OL2 and BE38 of the Hillingdon Local Plan Part 2.

5 COM9 Landscaping (including refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping,
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
 - 2.c External Lighting
3. Details of the green roof proposed over the basement
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes

seriously damaged or diseased.

5. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Local Plan Part 2 and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

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 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.

7 COM15 Sustainable Water Management

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
 - ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.
- The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;

v.provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (2015) and National Planning Policy Framework (March 2012). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (2015), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (2015).

8 NONSC Soil management

Prior to the commencement of development, a method statement for soil handling and storage, including landscaping plans and cross sections showing how and where the material will be deposited, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall only be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the development promotes sustainable management of the soil within the site and ensure the scheme does not have a detrimental impact on the openness, character and appearance of the Green Belt, and to accord with Policies OL2 and BE38 of the Hillingdon Local Plan Part 2

9 NONSC Carbon Dioxide emission reduction

No development shall take place until a detailed energy assessment has been submitted to and approved in writing by the Local Planning Authority. The detailed assessment shall demonstrate how the relevant phase will reduce regulated CO2 emissions and include details and plans of any renewable energy technologies required to meet the emissions reduction.

REASON

To ensure the development contributes a reduction in regulated CO2 emissions in accordance with London Plan (March 2015) Policy 5.2.

10 NONSC Use

The development hereby approved shall be used strictly in accordance with the terms of the application, plans and supporting details and in conjunction with operation of the site by Holland and Holland as a shooting ground.

REASON: To protect the Green Belt and ensure the building is used in association with the shooting school and not as a separate planning unit, and to accord with Policy OL1 of the Hillingdon Local Plan Part 2 Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The

Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

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

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
NPPF	National Planning Policy Framework
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 7.16	(2015) Green Belt
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area
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
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings

3

On this decision notice policies from the Council's Local Plan: Part 1 - Strategic Policies

appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 7th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 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.

5 I15 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).

6 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 & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

7 I33 Tree(s) Protected by a Tree Preservation Order

Within the application site there is a tree that is / there are trees that are subject of a Tree Preservation Order (TPO). You are advised that no tree that is the subject of a TPO may be lopped, topped, felled or uprooted without the permission of the Local Planning Authority. Please contact the Trees and Landscapes Officer, Planning & Community Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

8

You are advised that in relation to condition 5 the Local Planning Authority will expect a landscaping scheme which is commensurate to the works proposed (e.g. will ensure appropriate soft and hard landscaping for a reasonable area around the proposed new building). The Local Planning Authority does not expect the landscaping scheme to address the entirety of the application site.

9

You are advised of the need to provide adequate ventilation for the basement area, having regard to the specific needs of the use proposed, and to comply with any relevant legislation in this respect.

10

You are advised that this decision has covered planning matters only, and you are still required to comply with all other legislative requirements which may relate to the operation of a rifle range.

11

You are advised that this permission has been granted on the basis that the primary use of the site is as a shooting ground (A Sui Generis Use) and that other activities which may take place within the building are ancillary to this primary use and the facility should be operated in an appropriate manner. Should at any point the balance of uses change such that the primary use of the site is not a shooting ground this could constitute a material change of use and would require the benefit of planning permission.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to the Holland and Holland Shooting Grounds off the highway of Ducks Hill Road. The buildings at the site are situated approximately 350 metres from the public highway at the end of the private access driveway into the site. The main structures at the shooting grounds are the larger lodge building and the smaller corporate facility building, which is the subject of this application.

The existing corporate facility building is a single storey wooden structure with two gable end, pitched roof sections and a mansard style crown roof towards the rear of the building, which was an extension added over 10 years ago. Contained within the building is an entrance room at the front of the building which provides access to the main toilets and a galley style kitchen area. A larger second dining room is situated to the rear of the building, which is also accessible from the kitchen. The corporate facility building has a rectangular

shape with an internal floor area of 222 square metres.

The site has a car park with 40 spaces located off the main drive at the site, with further parking available to the rear and side of the existing corporate facility.

The application site is located within the Green Belt as identified in the policies of the Hillingdon Local Plan Part 2 and is surrounded by open countryside.

3.2 Proposed Scheme

This application seeks consent for the variation of condition 2 (approved drawings) to allow for alterations to be made to the approved application 16568/APP/2013/3588, which granted consent for a single storey ground floor extension to the lodge and a basement.

The amendments sought as part of this application area as follows:

1. 700mm increase in the ridge height of the proposed extension to account for the change in the site levels. The roof form and design remains as approved;
2. The size of the basement has been enlarged to accommodate the technical requirements of the application and also allow for the addition of a plant room at this level. The floor area has increased from 522 sq.m to 571.9sq.m;
3. The location of the external stairs to serve the basement are now proposed to be detached from the building and have moved further to the north of the building. This relates to the internal layout required for the basement shooting range;
4. The ground floor internal area has decreased by 7 square metres;
5. The internal layout has altered, with the central section rearranged to better link the two buildings and providing all the service locations such as the toilets, stores and circulation in one place;
6. Additional plant room is proposed within the roof void to provide mechanical services to the function rooms and kitchen;
7. The amended scheme provides more detail of the hard and soft landscaping and includes spaces for cycle parking, delivery areas, refuse storage, terraces and planting.

The reason for the above amendments have arisen during the design development stage of the approved scheme. It has become apparent that a number of technical requirements had not been fully understood or incorporated into the approved design. Some of the technical requirements that had been omitted from the original design were a designated space for the mechanical and electrical plant, ventilation equipment and transformer required for the new building, need for considerable excavation as a result of a 600mm variation in ground level across the site and no allowance for thermal insulation of the building. Modifications to the hard and soft landscaping, site levels and soil management had also not been fully considered as part of the previous application.

3.3 Relevant Planning History

16568/APP/2013/3588 Holland & Holland Shooting School Ducks Hill Road Northwood
SINGLE STOREY GROUND FLOOR EXTENSION TO THE LODGE AND CONSTRUCTION OF
BASEMENT

Decision: 30-10-2014 Approved

Comment on Relevant Planning History

Planning permission was approved under application reference 16568/APP/2013/3588 for a single storey ground floor extension to the Lodge and construction of a basement. Amendments are sought to this planning approval.

Planning permission was approved under application reference 16568/APP/2012/1423 for the erection of a single storey building for use as a corporate facility involving demolition of existing building. This scheme was not implemented on the site however approved a new building with an internal floor area of 637 square metres, a 2.37 fold increase in the floor area beyond the existing.

Planning permission was approved under application reference 16568/APP/2000/965 for the erection of an extension to the corporate facility. The extension has been added to the building and is the large dining room area to the rear of the building, which is viewed from the outside as the crown roof section of the property. This extension added approximately 100% to the footprint of the original pavilion building.

The Lodge building at the site was erected following the approval of planning permission under application reference 16568/E/80/0613 on 9 July 1980.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:

AM13	Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
Part 1 Policies:	(i) Dial-a-ride and mobility bus services
PT1.BE1	(ii) Shopmobility schemes
PT1.EM2	(iii) Convenient parking spaces
AM14	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
NPPF	National Planning Policy Framework
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 7.16	(2015) Green Belt
LPP 7.4	(2015) Local character

LPP 7.6	(2015) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area
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
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **31st July 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

3 neighbouring occupiers were notified of the development and site notices were erected on the public highway to provide notice of the development. No consultation responses have been received from any neighbouring occupier.

GLA

I have assessed the details of the current application and have concluded that the proposal for the Variation of Condition 2 (approved drawings) of planning application 16568/APP/2013/3588 (single storey ground floor extension to the lodge and construction of a basement) to allow for a variation to the finished floor levels, increase in the ridge height of the building, increase in the size and depth of the basement, retention of spoil on the site and associated internal alterations, does not raise any new strategic planning issues.

Therefore under article 5(2) of the Town and Country Planning (Mayor of London) Order 2008, the Mayor of London does not need to be consulted further on this application. Your Council may, therefore, proceed to determine the application without further reference to the GLA.

Internal Consultees

EPU

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)

TREES AND LANDSCAPE

The site is occupied by a shooting ground with ancillary buildings at the end of a long driveway, off Ducks Hill Road. Situated within the Green Belt, the site is characterised by a manicured landscape of close-mown lawns and ornamental planting associated with the main visitor facilities, set within the context of rural farmland with hedges and areas of woodland.

The landscape setting of the site is described in Hillingdon's Landscape Character Assessment. The key characteristics are identified and the landscape and visual sensitivities are evaluated as part of Landscape Character Area D1 'Harefield Wooded Undulating Farmland'.

Trees on the site are not protected by Tree Preservation Order or Conservation Area designation.

The proposal is to demolish a single-storey timber building and build a single-storey ground-floor extension to the lodge and construct a basement.

The Design & Access Statement by McDonald Architects states (5.9) that 'the spoil from the basement excavation will be redistributed on the field to the south which is currently used for clay pigeon shooting. This will involve removing the topsoil, distributing and grading the subsoil from the excavation, relaying the topsoil and reseeding the field.'

While there is no objection to this re-use of the spoil in principle within the site, details of the distribution of the spoil are required to ensure that the balance of 'cut' (excavated spoil) and 'fill' re-located spoil is satisfactory in terms of the appearance and grading of the land. This should be shown on plan and sections.

It is also critical that no re-grading takes place close to existing trees - certainly not within their root protection areas (as defined in BS5837:2012). Re-grading of the land may also have land drainage implications.

HIGHWAYS

No comments received to the consultation. These will be provided within the addendum if received prior to the committee meeting.

FLOOD AND WATER MANAGEMENT

The information submitted within the Ground Investigation report is useful detail in determining the impact of the proposed development on groundwater issues and provides sufficient information to demonstrate that groundwater can be managed within the site sufficiently and that surface water will be managed on the site.

Therefore the following condition is requested:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

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

Reason: To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (2015) and National Planning Policy Framework (March 2012). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (2015), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (2015).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy EM2 of the Hillingdon Local Plan Part 1 - Strategic Policies (November 2012) states that any proposals for development in Green Belt will be assessed against national and London Plan policies, including the very special circumstances test.

Policy OL1 of the Hillingdon Local Plan Part 2 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Policy OL2 of the Hillingdon Local Plan Part 2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the strongest protection should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate

development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that:

'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. '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. A Local Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- i) buildings for agriculture and forestry.
- ii) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries
- iii) the extension or alteration of a building provided that it does not result in disproportionate additions and above the size of the original dwelling.
- iv) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.'

The NPPF also states that a presumption in favour of sustainable economic development is a golden thread running through all planning determinations, with the three dimensions to sustainable economic development being considered as the economic, environmental and social aspects of any planning proposal.

The key considerations in determining this application are; any harm to the green belt which may arise from the proposal, the economic benefit to the Borough of the expansion of this business, and if the economic benefits from the proposal are considered as very special circumstance for an increase in the size of the building being proposed.

The application site is in use as a shooting ground, which is considered to be an outdoor sport and open air recreational activity. Therefore, the use of the site is considered an acceptable use in the Green Belt.

The applicant has provided statistical data which clearly demonstrates that the business mix of the shooting club has evolved over the years, with the majority of their business now coming from corporate shooting days. They have also stated that without the corporate hospitality business, the Holland & Holland Shooting Club would struggle to continue to operate.

Outlined within the additional information are the economic benefits provided by the club within the Borough, with 12 full time staff and 30 part time staff at the site. The proposed development would also provide an addition 3 full time positions and 1 part time position. Further to this, at the applicant's best estimates, the benefit to the local economy would be in excess of £400,000, with Holland & Holland bringing 10,000 or more clients into the surrounding area.

It is important to balance the impact of the proposal on the Green Belt against the benefits of the scheme. The applicant has applied to develop the new building and rifle range in order to bring Holland & Holland's corporate offering in line with surrounding shooting clubs, namely EJ Churchill, West London and Royal Berkshire, which offer modern facilities such as meeting rooms, fine dining and wi-fi internet connection.

The evidence provided demonstrates that corporate days are now weighed towards the back end of the week, with a reduction in the spread across the week which was seen prior to the recession. The existing building is unsuitable for use by multiple shooting groups and the capacity of the building requires the applicant to hire a marquee on up to 20 occasions a year, in order to meet the capacity requirements of some clients.

The proposed development would result in a substantial increase in the external footprint of the building. However, an increase of this size has been justified in the supporting evidence, by clearly establishing the need for a dining area to accommodate at least 120 guests (this can be made smaller for the more typical medium and multiple smaller events), a meeting room, lecture theatre and enlarged kitchen all of which are considered to be reasonably required in order for the continued successful operation of the business.

In terms of the rifle range, over the last 20 years, there has been a huge increase in the interest in rifle shooting in the UK. Holland and Holland currently have a single lane, 100 yard outdoor rifle range, however the use of this is weather dependant and the facility is shared with the Factory testing of rifles. This makes it unavailable for a large proportion of time during the week for lessons and corporate events. An indoor rifle range would be a useful facility for the club and will be the only one of its type in the UK at present, giving them a future proof facility.

An enlargement to the existing building has been approved as part of application 16568/APP/2013/3588. Amendments are sought to the approved scheme to increase the height of the approved extensions by approximately 700mm, enlarge the basement by 50sq.m, and make alterations to the external appearance and finish of the building. The proposed alterations to the ridge height of the building, have arisen following further investigation of the topography of the site, which identified a 600mm variation in the ground level across the site.

While the use of the site as a shooting ground represents a recreational activity supported in the Green Belt, the proposed extensions would total 1264 sq.m, which would be a 617 sq.m increase from the existing floorspace. The resultant footprint would be 75.6 square metres larger than the approved scheme. Whilst the increase in the size of the building in general is considered large, this needs to be taken in context of the site and previous consent. The site consists of 100 plus acres of land and the majority of this proposed additional floorspace (approximately 636 sq.m) is at basement level. The building itself would be set over 360 metres back from the highway of Ducks Hill Road and is well screened by tree lines to south and east, both of which ensure that the proposed building would not be visible from the public domain.

The applicant takes seriously the maintenance of their land and have embarked on a programme of conservation and improvement over the last 84 years, including creating wildlife ponds, a tree planting programme to improve the feed and shelter available to birds and animals and the creation of wild flower areas. This scheme has developed the hard and soft landscaping proposed for the site further, trying to minimise the amount of new hardstanding proposed and maintain the quality of the soft landscape of the site.

The largest increase in the footprint is at basement level, and although an increase to the height of the building is proposed, the design and form of the building, still ensures that the building remains low level to best fit in with the rural nature of the site, which is a key characteristic of the shooting club. Furthermore, the materials to be used will be conditioned

to ensure the building best blends into the Green Belt surroundings.

The fact the applicant has such a long track record of managing over 100 acres of Green Belt land weighs in favour of allowing a proposal which in part helps secure the continued management of the land for recreational purposes (re appropriate Green Belt use). Overall, it is not considered that the proposed amendments to the scheme, which increase the height of the extensions by approximately 700mm and enlarge the basement footprint, would have a detrimental impact on the openness of the Green Belt. Accordingly, the proposal does not represent inappropriate development in the Green Belt.

In conclusion, the NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits, when linked with the continued management over 100 acres of land for recreational purposes, are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site and previous approvals, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan Part Two Saved Policies, Policy 7.16 of the London Plan (March 2015) and the NPPF.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

The application site is sufficiently located from any airport to ensure the development would cause no harm in terms of airport safeguarding.

7.05 Impact on the green belt

The impact on the Green Belt is discussed under the 'Principle of the Development' section of this report.

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan Part Two Saved Policies, Policy 7.16 of the London Plan (March 2015) and the NPPF.

7.07 Impact on the character & appearance of the area

The existing building is located within the Green Belt, with the surrounding area characterised by open countryside. The replacement building proposed at the site has been design to have a low pitched roof which keeps the building to the same height as the existing. This is currently well screened and not visible from the public domain.

This scheme seeks to increase the height of the approved extensions by approximately 700mm and make alterations to the external appearance and finish of the building. The proposed alterations to the ridge height of the building, have arisen following further

investigation of the topography of the site, which identified a 600mm variation in the ground level across the site. Given the location of the building, a 7 square metre decrease proposed in the ground floor footprint of the site and building broadly retaining the design and form of the approved building, it is not considered that the proposed increase in the height of the building would have a detrimental impact on the character and appearance of the surrounding area.

It is proposed to excavate the basement approximately 1 metre deeper than previously approved and additionally increase the footprint of this space by approximately 50 square metres. Given that these alterations are all subterranean, and the proposed increase of the basement allowing for the majority of the plant room for the building to be located at this level, no objection is raised to such an increase in the floor area. It is noted that the external stairs to the building have now been detached from the proposed extensions, however, these would be located adjacent to the proposed delivery area and conditions can ensure suitable landscaping to ensure that the railings associated do not appear as an alien feature within the landscape.

Therefore, subject to landscaping and materials conditions, the proposal is considered to have an acceptable impact on the character of the surrounding area, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan Part Two - Saved Policies (November 2012).

7.08 Impact on neighbours

The proposed corporate facility is located over 500 metres from the nearest neighbouring building. Therefore, the single storey building and basement is considered to have an acceptable impact on the residential amenity of any neighbouring occupier in terms of loss of light, loss of outlook, sense of dominance or loss of privacy. Therefore, the development is considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan Part Two - Saved Policies.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The application site has a sizeable car park located off the main driveway to the east of the buildings at the site, with further parking available behind the existing corporate facility.

The parking areas have been considered further within the site and provide 40 car parking spaces (2 coach spaces are also shown), 5 disabled spaces and 8 electric charging points (4 passive and 4 active) within the site. The proposed parking is considered sufficient to service the proposed enlarged corporate facility and the existing parking requirements for the site. Therefore, the application is considered to comply with Policy AM14 of the Hillingdon Local Plan Part Two - Saved Policies.

7.11 Urban design, access and security

The development is located within an enclosed site within the Green Belt, which would not be visible from the public domain. The alterations proposed to the approved scheme have retained the approved form of the building, however additional alterations are proposed to the elevations and materials proposed, to remove the timber cladding, and increase and rationalise the fenestration proposed within the building.

The overall design approach is considered acceptable in the context of the site and to not have a detrimental impact on the character and appearance of the surrounding area.

7.12 Disabled access

The plans submitted have made provisions for disabled access and are considered acceptable.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The existing building is set within an area of tarmac car park which wraps around the building. Some ornamental shrubs and one or two small trees (to the west of the building) will be lost due to the development. However, no trees of merit, or other significant landscape features will be affected by the proposed footprint of the building.

The Design & Access Statement by McDonald Architects states (5.9) that 'the spoil from the basement excavation will be redistributed on the field to the south which is currently used for clay pigeon shooting. This will involve removing the topsoil, distributing and grading the subsoil from the excavation, relaying the topsoil and reseeded the field.'

Whilst there is no objection to this re-use of the spoil in principle within the site, details of the distribution of the spoil are required to ensure that the balance of 'cut' (excavated spoil) and 'fill' re-located spoil is satisfactory in terms of the appearance and grading of the land. Conditions will be added to any consent to obtain further details of the how the spoil will be spread across the landscape.

7.15 Sustainable waste management

The waste collection and disposal methods at the site would not be altered from the existing arrangements. Therefore, no objection is raised on waste collection grounds.

7.16 Renewable energy / Sustainability

The applicant has stated that the building would meet Building Regulation Part L, but provides no details of the renewable energy technology or sustainability measures to be included at the site. However, as this is for the development of a new building it is envisaged that these could be included into the scheme by condition. Therefore, subject to a condition requiring an energy efficient report showing how the Mayors Energy Hierarchy will be integrated into the development, including a full assessment of the site's energy demand and carbon dioxide emissions, measures to reduce this demand and the provision of 10% of the sites energy needs through on site renewable energy generation, no objection is raised in this matter.

7.17 Flooding or Drainage Issues

The application site is outside of Flood Zones 2 and 3, however as the scheme proposes a basement a Hydrological and Geotechnical report was submitted with the application. The scheme has been reviewed by the Councils Flood and Water Management Officer, and is considered to provide sufficient information to demonstrate that groundwater can be managed within the site sufficiently and that surface water will be managed on site.

7.18 Noise or Air Quality Issues

The site is set sufficiently far from neighbours to ensure residential amenity would not be affected.

7.19 Comments on Public Consultations

None received.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues for comment.

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 received.

10. CONCLUSION

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits, set alongside the applicant's long track record of successfully managing over 100 acres of Green Belt and this management of 100 acres will be on-going, this weighs in favour of allowing a proposal which in part helps secure the continued management of the land for recreational purposes (a use appropriate for a Green Belt location).

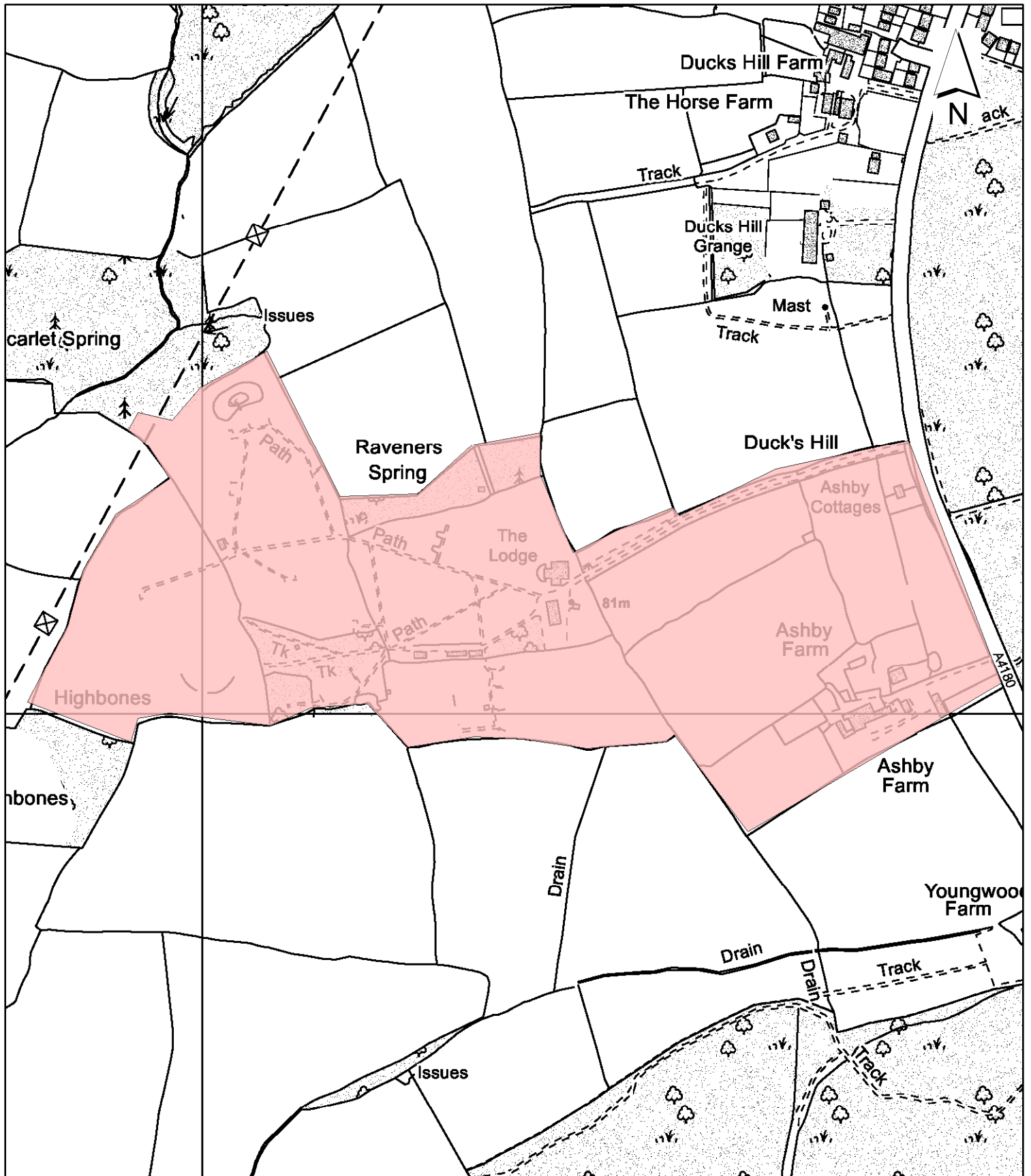
The information and documents submitted are considered to provide very special circumstances for the proposed increase in the size of the building and business. Furthermore, the proposed increase to the approved height of the building and enlarged basement, when taken in context with the size of the site and previous consent, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the adopted UDP (Saved Policies September 2012), Policy 7.16 of the London Plan (March 2015) and the NPPF.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part Two - Saved Policies (November 2012)
The London Plan (March 2015).
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Charlotte Goff

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Notes:

 Site boundary

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Site Address:

**Holland and Holland Shooting School
 Ducks Hill Road
 Northwood**

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

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

16568/APP/2015/2277

Scale:

1:5,000

Planning Committee:

Major

Date:

October 2015



HILLINGDON
 LONDON