

Report of the Head of Planning, Sport and Green Spaces

Address 103, 105 AND 107 DUCKS HILL ROAD NORTHWOOD

Development: Variation of conditions 12 (approved plans) and 20 (cycle storage) of planning permission ref: 64345/APP/2014/1044, dated 23-06-14 (Variation of conditions 12 (approved plans) and 20 (cycle storage) of planning permission ref: 64345/APP/2011/1945, dated 11/01/2012 (Outline application - Erection of a pair of linked part 2 part, 3 storey blocks with accommodation in the roof space, to provide, 12 two-bedroom and 1 three-bedroom apartments, involving demolition of 103, 105 and 107 Ducks Hill Road) to allow alterations to cycle storage.

LBH Ref Nos: 64345/APP/2016/38

Drawing Nos: BAS96/AEX003 Cycle Store Details
BAS96-01 Rev B Proposed Site Plan

Date Plans Received: 05/01/2016 **Date(s) of Amendment(s):**

Date Application Valid: 06/01/2016

1. SUMMARY

This application seeks to vary conditions 12 (approved plans) and 20 (cycle storage) of planning permission ref: 64345/APP/2014/1044, dated 23-06-14, for the variation of conditions 12 (approved plans) and 20 (cycle storage) of planning permission ref: 64345/APP/2011/1945, dated 11/01/2012, for the erection of a pair of linked part 2 part, 3 storey blocks with accommodation in the roof space, to provide, 12 two-bedroom and 1 three-bedroom apartments, involving demolition of 103, 105 and 107 Ducks Hill Road (Outline application).

This application seeks permission to vary conditions 12 (approved plans) and 20 (cycle storage) of planning permission ref: 64345/APP/2014/1044 to allow alterations to cycle storage. It is noted that the proposed cycle storage has been implemented on site.

The location and design of the proposed cycle storage is considered to be acceptable and would not cause harm to the character and appearance of the residential dwellings, the street scene or the surrounding area. An acceptable amount of cycle storage would be retained for the development. The alteration to the cycle storage complies with Policies AM14, BE13 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

2. RECOMMENDATION

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

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

2. That in respect of the application for planning permission, the applicant meets

the Council's reasonable costs in the preparation of any S106 Agreement and any abortive work as a result of the agreement not being completed.

3. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

4. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised by the 6th April 2016, or any other period deemed appropriate by the Head of Planning and Building Control then delegated authority be granted to the Head of Planning and Building Control to refuse the application for the following reason:

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, health, libraries and construction and employment training facilities). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

6. That if the application is approved, the following conditions be attached:

1 OUT1 Time Limit- outline planning application

The development hereby permitted shall be begun before the expiration of three years (23 June 2017) from the date of the last of the Section 73 application to be approved.

REASON

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

2 OUT3 Approval of Details

No development approved by this permission shall be carried out otherwise than in accordance with the details of the landscaping of the site (hereinafter called the "reserved matters") approved via reserved matters ref: 64345/APP/2012/1966, dated 18-10-2012.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

3 OUT4 Reserved matters - submission and approval

Plans and particulars of the reserved matters referred to in condition 2 shall be carried out in accordance with the approved reserved matters ref: 64345/APP/2012/1966, dated 18-10-2012.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

4 TL1 Existing Trees - Survey

No development approved by this permission shall be carried out otherwise than in accordance with the tree survey approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 TL2 Trees 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 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

6 TL3 Protection of trees during site clearance and development

No development approved by this permission shall be carried out otherwise than in accordance with those details of tree protection approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

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

7 TL4 Landscaping Scheme (outline application)

The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme to be submitted to and approved in writing by the Local Planning Authority as part of the details of the proposed development required by condition No. 2.

The scheme shall include:-

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

· Implementation programme.

The scheme shall also include details of the following:-

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

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

8 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

9 TL7 Maintenance of Landscaped Areas

No development approved by this permission shall be carried out otherwise than in accordance with the schedule of landscape maintenance approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

10 TL8 **Screen Planting**

The screen planting and/or hedges shown on the approved landscaping scheme shall be allowed to grow to and thereafter be maintained at a minimum height of 1.5 metres and any gaps which may occur shall be filled with replacement planting of a similar size and species within the next planting season or such other period as may be agreed in writing by the Local Planning Authority.

REASON

In order to preserve and enhance the visual amenities of the locality in accordance with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

11 OM1 **Development in accordance with Approved Plans**

Except as required by other conditions in this permission, the development hereby permitted shall be carried out in accordance with the following approved plans: BAS96 - 02, BAS96 - 03, BAS96 - 04, BAS96 - 05, BAS96-01 Rev B Proposed Site Plan and BAS96/AEX003 Cycle Store Details unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

12 OM13 **Demolition Protocols**

No development approved by this permission shall be carried out otherwise than in accordance with those details of demolition approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (July 2015) Policy 5.20

13 OM19 **Construction Management Plan**

No development approved by this permission shall be carried out otherwise than in accordance with the demolition and construction management plan approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

14 M1 **Details/Samples to be Submitted**

No development approved by this permission shall be carried out otherwise than in accordance with those details of materials approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

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).

15 M3 Boundary treatment - details

No development approved by this permission shall be carried out otherwise than in accordance with those details of boundary treatment approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

16 MCD10 Refuse Facilities

No development approved by this permission shall be carried out otherwise than in accordance with those details of refuse storage approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

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

17 H11A Visibility Splays

Unobstructed sight lines above a height of 1 metre shall be maintained on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

18 H12 Closure of Existing Access

The existing vehicular access at the site, shall be closed, the dropped kerb removed and the footway reinstated to match the adjoining footway within one month of the new access hereby approved being completed.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

19 H15 Cycle Storage - In accordance with approved plans

The cycle storage for 13 bicycles hereby approved shall be carried out in accordance with Drawing ref: BAS96/AEX003 Cycle Store Details, unless otherwise approved in writing by the Local Planning Authority. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

20 OM14 Secured by Design

No development approved by this permission shall be carried out otherwise than in accordance with those details of Secured by Design approved via planning permission ref: 64345/APP/2014/1829, dated 13-02-2015.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

21 NONSC Importation/Utilisation of clean soil

No development approved by this permission shall be carried out otherwise than in accordance with those details of soil validation approved via planning permission ref: 64345/APP/2015/3124, dated 16-11-2015.

REASON

To ensure that all soil utilised within the landscaped areas are free from contaminants and do not pose a risk to human health in compliance with Policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

22 OM2 Levels

No development approved by this permission shall be carried out otherwise than in accordance with those details of levels approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

23 NONSC Noise mitigation air source heat pumps

No air source heat pumps shall be used on the site until a scheme for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 7.15 of the London Plan.

24 DIS5 Lifetime Homes & Wheelchair Standards

No development approved by this permission shall be carried out otherwise than in accordance with those details of Lifetime Homes and wheelchair standards approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (2015) Policies 3.8, 7.1 and 7.5.

25 H6 Car parking provision - submission of details

No development approved by this permission shall be carried out otherwise than in accordance with those details of parking arrangements approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

To ensure that adequate facilities are provided in accordance with Policies AM14, AM15 and the parking standards as set out in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

26 NONSC Non Standard Condition

No development approved by this permission shall be carried out otherwise than in accordance with the piling method statement approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure, in accordance with Policy 5.15 of the London Plan (2015).

27 NONSC Non Standard Condition

No development approved by this permission shall be carried out otherwise than in accordance with the detailed energy assessment approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

To ensure the development contributes to a reduction in carbon emissions in accordance with London Plan Policy 5.2 (2015).

28 NONSC Non Standard Condition

No development approved by this permission shall be carried out otherwise than in accordance with the water reduction scheme approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

To ensure the development reduces the pressure on potable water in accordance with Policy 5.15 of the London Plan. (2015).

29 NONSC Non Standard Condition

No development approved by this permission shall be carried out otherwise than in accordance with the ecological enhancement plan approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

To ensure the development can meet the aims of NPPF and Policies 5.3 and 7.19 of the London Plan (2015) by delivering biodiversity enhancements.

30 NONSC Non Standard Condition

No development approved by this permission shall be carried out otherwise than in accordance with the sustainable water management scheme approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

To prevent the increased risk of flooding in accordance with NPPF and Policy 5.13 and to increase water efficiency in accordance with Policy 5.15 of the London Plan (2015).

31 NONSC Non Standard Condition

No development approved by this permission shall be carried out otherwise than in

accordance with those details of external lighting approved via planning permission ref: 64345/APP/2015/267, dated 11-03-2015.

REASON

To ensure the safety and security of occupants while safeguarding the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

32 NONSC Non Standard Condition

No development approved by this permission shall be carried out otherwise than in accordance with those details of balconies approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

To ensure that the development presents a satisfactory appearance and to safeguard the privacy of residents in accordance with Policies BE13 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

33 NONSC Non Standard Condition

No development approved by this permission shall be carried out otherwise than in accordance with those details of electric vehicle charging points approved via planning permission ref: 64345/APP/2013/631, dated 24-09-2013.

REASON

To encourage sustainable travel and to comply with London Plan Policy 5.3 (2015).

34 RES13 Obscure Glazing

The dressing room rooflight facing Elm House and secondary living/dining room rooflight and secondary first and second floor bedroom windows facing No. 111 Ducks Hill Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 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.

2 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive,

Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

3 I12 **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

4 I13 **Asbestos Removal**

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

5 I15 **Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays or Bank Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

6 I18 **Storage and Collection of Refuse**

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

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

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc,

Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

8 I2 Encroachment

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

9 I23 Works affecting the Public Highway - Vehicle Crossover

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

10 I23A Re-instatement of a Vehicle Access.

You are advised by London Borough of Hillingdon, Highways Management, that any works on the Highway, in relation to the reinstatement of any existing vehicle access, must be carried out with approval from the Highway Authority. Failure to reinstate an existing vehicle access will result in the Highway Authority completing the works, and the developer may be responsible for the costs incurred. Enquiries should be addressed to: Highways Maintenance, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

11 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).

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

Within the application site 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.

13 I34 Building Regulations 'Access to and use of buildings'

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

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

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled

people - Code of practice. AMD 15617 2005, AMD 15982 2005.

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

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

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

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- 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 250804/5/6.

14 I45 Discharge of Conditions

Your attention is drawn to condition(s) 7, 20 and 23 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

15 I46 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

16 I47 Damage to Verge

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

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

17 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

18 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).

19 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, and to all relevant material considerations, including Supplementary Planning Guidance:

NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
LPP 3.8	(2011) Housing Choice
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.19	(2011) Biodiversity and access to nature
BE13	New development must harmonise with the existing street scene.
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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units
H5	Dwellings suitable for large families
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
POBS	Planning Obligations Supplementary Planning Document, July 2008

20 I55 Audit Trail

To encourage more effective resource management in demolition and new builds, it is recommended that you establish an 'audit trail' for demolition materials based on an established demolition protocol. The protocol should demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing.

21 I58 Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

22 I6 Property Rights/Rights of Light

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

23 I9 Community Safety - Designing Out Crime

Before the submission of reserved matters/details required by condition 21, you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning &

Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

24

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

25

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation.

Groundwater permit

enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890

or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line

via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal

and may result in prosecution under the provisions of the Water Industry Act 1991.

26

The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

27

In seeking to discharge condition 25, the following advice should be taken into consideration:

1. Good practice recommends that communal car parks, as part of a Lifetime Home development, should provide at least one accessible parking space within each zone / lift core. The accessible bay should provide an effective clear width of 3300 mm (3600 mm preferred). Furthermore, the parking layout and landscape design should be conducive to Lifetime Home principles and allow for further accessible parking bays to be created according to demand.

2. The scheme should incorporate at least one dwelling designed in accordance with the Wheelchair Home Standards.

3. To support the Secured by Design agenda, accessible car parking bays should be allocated to a specific unit, allowing a disabled occupant to choose whether the bay is marked.

4. Due to their split-level design, the proposed ground floor units are not conducive to the principles of Lifetime Home accommodation. However, provided it can be demonstrated that a suitable wheelchair platform lift, to provide convenient access down to the bedrooms, could be sourced and retrospectively installed without the need for post-construction material alterations to the building, the design would be satisfactory.

5. The passenger lift shown on plan appears not to comply with Part M to the Building Regulations 2000 (2004 edition). The lift car should provide internal dimensions of 1100 mm wide by 1400 mm deep. Such detail is crucial to provide adequate access for wheelchair users and confirmation of compliance should be sought prior to any grant of planning permission.

6. A minimum of one bathroom designed in accordance with Lifetime Home standards detailed should provide at least 700mm to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

7. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gulley drainage.

28

The applicant is advised that with the exception of condition 33 (details of balconies and obscure screens), where the conditions relating to the original outline application (App. No. 64345/APP/2011/1945 refers) have been discharged, the LPA considers that the approved details are also applicable to this decision and will not require these details to be re-submitted.

29

The application states the bike store will have aluminium doors and PAS 24 locking system.

I should advise that the door itself, door set and locking system should all be tested together as one complete unit. That is the only standard accepted for PAS24.

This will be the same criteria for all residential front doors throughout the development and the same standard for testing LPS 1175 communal doors.

Police preferred standards and advice for Home Security can be found at www.securedbydesign.com.

30

In accordance with the provisions of the NPPF, the Local Planning Authority has actively engaged with the applicant both at the pre application and application stage of the planning process, in order to achieve an acceptable outcome. The Local Planning Authority has worked proactively with the applicants to secure a development that improves the economic, social and environmental conditions of the area. In assessing and determining the development proposal, the Local Planning Authority has applied the presumption in favour of sustainable development Accordingly, the planning application has been recommended for approval.

3. CONSIDERATIONS

3.1 Site and Locality

The application site (0.27 hectares) is located on the south-east side of Ducks Hill Road, opposite its junction with Glynswood Place. The surrounding area is characterised by a mix of large detached houses on substantial plots and more recent infill and re-development schemes, mainly involving flatted blocks, including the adjoining site to the north at 97-101 Ducks Hill Road (Oak House and Elm House) and on the opposite side of the road at 104 Ducks Hill Road (Twin Oaks), 1-3 Glynswood Place and 110 Ducks Hill Road. The site and surrounding area is characterised by mature trees and this and adjoining sites are covered by TPO 281.

3.2 Proposed Scheme

This application seeks to vary conditions 12 (approved plans) and 20 (cycle storage) of planning permission ref: 64345/APP/2014/1044, dated 23-06-14, for the variation of conditions 12 (approved plans) and 20 (cycle storage) of planning permission ref: 64345/APP/2011/1945, dated 11/01/2012, for the erection of a pair of linked part 2 part, 3 storey blocks with accommodation in the roof space, to provide, 12 two-bedroom and 1 three-bedroom apartments, involving demolition of 103, 105 and 107 Ducks Hill Road (Outline application).

This application seeks permission to vary conditions 12 (approved plans) and 20 (cycle storage) of planning permission ref: 64345/APP/2014/1044 to allow alterations to cycle storage.

The approved communal cycle store would be replaced with 13 separate compartments located in a block of nine and a block of four. The cycle storage would be located alongside the south-western site boundary. The change in design of the cycle storage is to provide better facilities for the occupants, and to improve access to and from each cycle store.

3.3 Relevant Planning History

64345/APP/2008/1014 103, 105 And 107 Ducks Hill Road Northwood

ERECTION OF 14 FLATS COMPRISING ONE X 1 BEDROOM, SEVEN X 2 BEDROOM AND 6 THREE BEDROOM UNITS (INVOLVING THE DEMOLITION OF NOS.103, 105 AND 107 DUCKS HILL ROAD) (OUTLINE APPLICATION).

Decision: 03-09-2008 Refused **Appeal:** 02-03-2009 Withdrawn

64345/APP/2008/3572 103, 105 And 107 Ducks Hill Road Northwood

Erection of 14 flats (involving the demolition of Nos.103, 105 and 107 Ducks Hill Road) (outline application).

Decision: 25-02-2009 Approved

64345/APP/2009/1590 103, 105 And 107 Ducks Hill Road Northwood

Two three-storey blocks with roofspace accommodation connected by a glazed communal services link, together with elevational changes, to provide fourteen 2-bed flats.(Outline application for approval of access, appearance, layout and scale)
(Amendment to application 64345/APP/2008/3572, dated 27-02-2009 - Erection of 14 flats involving demolition of Nos. 103, 105 and 107 Ducks Hill Road)

Decision: 05-11-2009 Refused

64345/APP/2010/2235 103, 105 And 107 Ducks Hill Road Northwood

Appearance, landscaping, layout, scale

FEE TRANSFERRED TO 64345/APP/2010/2782

Decision: 07-12-2010 NFA

64345/APP/2010/2782 103, 105 And 107 Ducks Hill Road Northwood

The development proposed is described as erection of 14 flats involving demolition of 103, 105 & 107 Ducks Hill Road (amendment to outline planning approval 64345/APP/2008/3572 dated 7/2/2009) (outline application with landscaping matters reserved.)

Decision: 07-03-2011 Refused **Appeal:** 26-10-2011 Allowed

64345/APP/2011/1945 103, 105 And 107 Ducks Hill Road Northwood

Erection of a pair of linked part 2 part, 3 storey blocks with accommodation in the roof space, to provide, 12 two-bedroom and 1 three-bedroom apartments, involving demolition of 103, 105 and 107 Ducks Hill Road (Outline application)

Decision: 04-01-2012 Approved

64345/APP/2011/2068 103, 105 And 107 Ducks Hill Road Northwood

Application to extend the period of implementation of outline permission reference: 64345/APP/2008/3572 dated 27/02/2009; Erection of 14 flats (involving the demolition of Nos.103, 105 and 107 Ducks Hill Road) (outline application).

Decision: 28-10-2011 Withdrawn

64345/APP/2012/1290 103, 105 And 107 Ducks Hill Road Northwood

Details in compliance with condition 5 (tree survey), condition 7 (tree protection fencing details), condition 8 (landscape details), condition 10 (landscape maintenance programme), condition 16 (boundary treatment), condition 17 (bin stores), condition 20 (cycle store), condition 34 (car charging point) of Outline Planning Permission 64345/APP/2011/1945 dated 11/01/2012 (Erection of a pair of linked part 2 part, 3 storey blocks with accommodation in the roof space, to provide, 12 two-bedroom and 1 three-bedroom apartments, involving demolition of 103, 105 and 107 Ducks Hill Road (Outline application))

Decision: 21-05-2014 NFA

64345/APP/2012/1665 103, 105 And 107 Ducks Hill Road Northwood

erection of a pair of linked part 2, part 3 storey blocks with accomodation in the roof space to provide 12 two bedroom and 1 three bedroom apartments involving demolition of 103, 105 and 107 Ducks Hill Road.

Decision:

64345/APP/2012/1966 103, 105 And 107 Ducks Hill Road Northwood

Reserved matters in compliance with condition 2 of planning permission dated 11/1/12, ref. 64345/APP/2011/1945: Erection of a pair of linked, part two storey, part three storey blocks with accommodation in the roof space to provide 12 two bedroom and 1 three bedroom apartments involving demolition of 103, 105 and 107 Ducks Hill Road (Outline application).

Decision: 18-10-2012 Approved

64345/APP/2012/353 103, 105 And 107 Ducks Hill Road Northwood

'Details in compliance with conditions 8 (landscape scheme), 10 (landscape maintenance) and 3 (ecological enhancement plan) of planning permission dated 11/1/12, ref. 64345/APP/2011/1945: Erection of a pair of linked, part two storey, part three storey blocks with accommodation in the roof space to provide 12 two bedroom and 1 three bedroom apartments involving demolition of 105 and 107 Ducks Hill Road (Outline application).

Decision: 22-06-2012 Refused

64345/APP/2012/651 103, 105 And 107 Ducks Hill Road Northwood

Approval of reserved matters in compliance with condition 2 of planning permission dated 11/1/12 ref. 64345/APP/2011/1945: Erection of a pair of linked, part two storey, part three storey blocks with accommodation in the roof space to provide 12 two bedroom and 1 three bedroom apartments involving demolition of 103, 105 and 107 Ducks Hill Road (Outline application).

Decision: 14-06-2012 Refused

64345/APP/2013/3322 103, 105 And 107 Ducks Hill Road Northwood

Non-material amendment to permission 64345/APP/2011/1945 (Erection of a pair of linked part two, part 3 storey blocks with accommodation in the roof space, to provide, 12 two-bedroom and 1 three-bedroom apartments, involving demolition of 103, 105 and 107 Ducks Hill Road (Outline application)) to alter the elevations and relocate and redesign cycle store.

Decision: 09-12-2013 Refused

64345/APP/2013/631 103, 105 And 107 Ducks Hill Road Northwood

Details pursuant to Conditions 5 (Tree Survey), 7 (Protective Fencing), 10 (Landscape Maintenance), 13, (Demolition Protocol), 14 (Demolition and Construction Management Plan), 15 (Materials), 16 (Boundary Treatment), 17 (Refuse and Recycling Storage), 20 (Cycle Storage), 23 (Levels), 25 (Lifetime Homes Standard), 26 (Parking Arrangements), 27 (Piling Method Statement), 28 (Energy Assessment), 29 (Scheme for the Reduction of Potable Water Use), 30 (Ecological Enhancement Plan), 31 (Sustainable Water Management Scheme), 32 (External Lighting), 33 (Balconies and Screens) and 34 (Electric Charging Point) of 64345/APP/2011/1945 dated 11/1/12: Erection of a pair of linked part 2, part three storey blocks with accommodation in the roof space to provide 12 two-bedroom and 1 three-bedroom apartments, involving demolition of 103, 105 and 107 Ducks Hill Road (Outline application).

Decision: 24-09-2013 Approved

64345/APP/2014/1044 103, 105 And 107 Ducks Hill Road Northwood

Variation of conditions 12 (approved plans) and 20 (cycle storage) of planning permission ref. 64345/APP/2011/1945 dated 11/01/2012 to allow alterations of the external appearance of the building and relocation of the cycle store.

Decision: 16-06-2014 Approved

64345/APP/2014/1829 103, 105 And 107 Ducks Hill Road Northwood

Details pursuant to condition 21 (Secured by Design) of planning permission 64345/APP/2011/1945 dated 11/01/2012.

Decision: 13-02-2015 Approved

64345/APP/2014/3646 103, 105 And 107 Ducks Hill Road Northwood

Details in compliance with condition 33 (Details of balconies) of planning permission ref. 64345/APP/2014/1044, dated 23/6/14: Variation of conditions 12 (Approved plans) and 20 (Cycle storage) of planning permission ref. 64345/APP/2011/1945, dated 11/06/2012 to allow alteration of the external appearance of the building and relocation of the cycle store.

Decision: 08-12-2014 Refused

64345/APP/2015/116 103, 105 And 107 Ducks Hill Road Northwood

Application under S73 of the Town and Country Planning Act for a minor material amendment to condition 12 of planning permission Ref: 64345/APP/2014/1044 dated 23/6/14 (Variation of conditions 12 (approved plans) and 20 (cycle storage) of planning permission ref. 64345/APP/2011/1945 dated 11/01/2012 to allow alterations of the external appearance of the building and relocation of the cycle store) to allow amendment to the car parking layout, the provision of car ports to 13 car parking spaces and alteration of landscape scheme, including tree removal

Decision: 14-04-2015 Refused

64345/APP/2015/267 103, 105 And 107 Ducks Hill Road Northwood

Details pursuant to condition 33 (Details of balconies) of planning permission ref. 64345/APP/2014/1044, dated 23/6/14 (Variation of conditions 12 (Approved plans) and 20 (Cycle storage) of planning permission ref. 64345/APP/2011/1945, dated 11/06/2012 to allow alterations of the external appearance of the building and relocation of the cycle store)

Decision: 11-03-2015 Approved

64345/APP/2015/3124 103, 105 And 107 Ducks Hill Road Northwood

Details in compliance with condition 22 (soil validation) of planning permission ref:64345/APP/2011/1945, dated 12/1/2012 (Erection of a pair of linked part 2 part, 3 storey

blocks with accommodation in the roof space, to provide 12 two-bedroom and 1 three-bedroom apartments, involving demolition of 103, 105 and 107 Ducks Hill Road (Outline application)

Decision: 16-11-2015 Approved

Comment on Relevant Planning History

Following the submission of a number of applications for the residential redevelopment of this site, an outline application (ref: 64345/APP/2011/1945) for the erection of a pair of linked part 2, part 3 storey blocks with accommodation in the roof space, to provide 12 two-bedroom and 1 three bedroom apartments, involving demolition of 103, 105 and 107 Ducks Hill Road was approved in January 2012. Reserved matters (landscaping scheme) were approved in October 2012 (ref: 64345/APP/2012/1966) and various details were discharged in September 2013 (ref: 64345/APP/2013/631).

A non-material amendment application (ref: 64345/APP/2013/3322) to alter the elevations and relocate and redesign the cycle store was refused in December 2013 for the following reason:-

'The combined impact of the proposed changes is not considered to be non-material and the changes would materially alter the character and appearance of the proposed block to its detriment and have the potential to adversely affect the residential amenities of adjoining occupiers with the re-siting of the cycle store and the addition of new side windows and those neighbours have not had the opportunity of commenting upon the revised details. As such, the proposal does not comply with Policies BE13, BE19, BE21 and BE24 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.'

An application (ref: 64345/APP/2014/1044) to vary conditions 12 (approved plans) and 20 (cycle storage) of the outline planning permission (ref: 64345/APP/2011/1945) to allow for alterations of the external appearance of the building and relocation of the cycle store was approved in January 2012. The current application seeks to vary these two conditions.

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.H2 (2012) Affordable Housing
- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
LPP 3.8	(2011) Housing Choice
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.19	(2011) Biodiversity and access to nature
BE13	New development must harmonise with the existing street scene.
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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units
H5	Dwellings suitable for large families
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

POBS Planning Obligations Supplementary Planning Document, July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **4th February 2016**

5.2 Site Notice Expiry Date:- **4th February 2016**

6. Consultations

External Consultees

Consultation letters were sent to 25 local owners/occupiers and a site notice was displayed. No responses were received.

Northwood Residents Association:

No response was received

Internal Consultees

Highways:

There are no highway objections to revised proposed provision for cycle storage.

Trees/Landscape Officer:

I have no objections to this variation - as it moves the proposed cycle stores away from protected trees.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development was established by the granting of the original outline permission (ref: 64345/APP/2011/1945) and the approved development has been substantially implemented. There is no objection in principle to changing the design of the previously approved cycle storage.

7.02 Density of the proposed development

The acceptability of the proposed residential density on this site was previously established with the granting of the outline planning permission (ref: 64345/APP/2011/1945).

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) the appearance and layout of developments to harmonise with the existing street scene and the surrounding area. The amended design of the cycle storage is acceptable and due to its location and orientation along the side boundary, would not have a detrimental impact on the character and appearance of the street scene. The amended cycle storage complies

with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The proposed cycle storage would be located along the south-western side boundary with 111 Ducks Hill Road. Cycle storage for the development was originally to be located at the rear of the building (planning permission ref: 64345/APP/2011/1945) but was relocated to the south-western side boundary as part of planning permission ref: 64345/APP/2014/1044, where it was considered that cycle storage along this boundary would not adversely impact upon the amenities of 111 Ducks Hill Road. It is considered that the amended design of the cycle storage would not have a greater impact on the neighbouring property than the cycle storage previously approved.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to provide adequate car and cycle parking. The proposed alteration to the approved cycle storage would retain 13 cycle spaces as per the previous approvals and would not impact on the car parking arrangements of the development, thereby complying with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The Council's Highways Engineer has no objection to the revised cycle storage provision.

7.11 Urban design, access and security

Urban design:

The design of the proposed cycle storage is considered to be acceptable.

Access and security:

The proposed change in design of the cycle storage would not impact on access arrangements previously approved as part of the outline planning permission (ref: 64345/APP/2011/1945). The cycle storage would provide individual lockable stores for each individual residential unit which is considered to be acceptable in regards to security.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect existing trees and landscaping. The impact of the residential development on landscaping and the trees protected under TPO 281 was considered to be acceptable at the time of the outline planning permission (ref: 64345/APP/2011/1945). The Council's Trees/Landscape Officer raises no objection to the alterations to cycle storage as the proposed design and location would not impact on any protected trees within TPO 281. The proposal therefore complies with Policy EB38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No response were received during the public consultation.

7.20 Planning Obligations

A Deed of Variation/S106 Agreement would be required for this application, as per the officer recommendation.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

This application seeks to vary conditions 12 (approved plans) and 20 (cycle storage) of planning permission ref: 64345/APP/2014/1044, dated 23-06-14, for the variation of conditions 12 (approved plans) and 20 (cycle storage) of planning permission ref: 64345/APP/2011/1945, dated 11/01/2012, for the erection of a pair of linked part 2 part, 3 storey blocks with accommodation in the roof space, to provide, 12 two-bedroom and 1 three-bedroom apartments, involving demolition of 103, 105 and 107 Ducks Hill Road (Outline application).

This application seeks permission to vary conditions 12 (approved plans) and 20 (cycle storage) of planning permission ref: 64345/APP/2014/1044 to allow alterations to cycle storage. It is noted that the proposed cycle storage has been implemented on site.

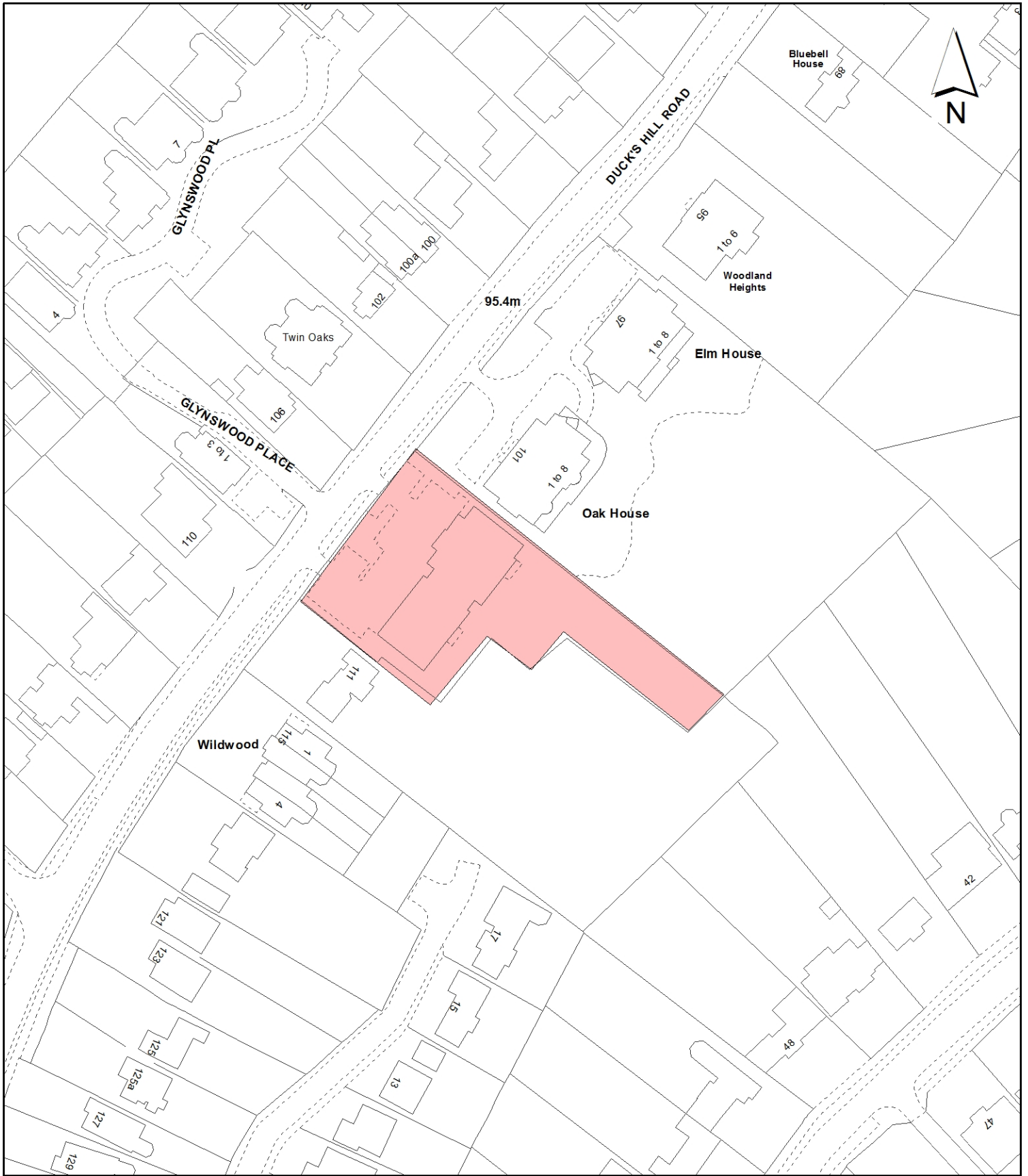
The location and design of the proposed cycle storage is considered to be acceptable and would not cause harm to the character and appearance of the residential dwellings, the street scene or the surrounding area. An acceptable amount of cycle storage would be retained for the development. The alteration to the cycle storage complies with Policies AM14, BE13 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
London Plan
National Planning Policy Framework

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**103, 105 & 107 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:

64345/APP/2016/38

Scale:

1:1,250

Planning Committee:

Major

Date:

March 2016



HILLINGDON
 LONDON