

Report of the Head of Planning, Sport and Green Spaces

Address LORDS BUILDERS MERCHANT DAWLEY ROAD HAYES

Development: Raising and enlargement of roof of front part of building to create additional floor space for use as ancillary office to existing retail unit and demolition of existing rear elements

LBH Ref Nos: 43554/APP/2016/916

Drawing Nos: Location Plan (1:1250)
Planning Statement
7671/1A Rev. A
7671/2B Rev. B
Transport Statement

Date Plans Received: 03/03/2016 **Date(s) of Amendment(s):**
Date Application Valid: 07/04/2016

1. **SUMMARY**

The application seeks planning permission for the raising and enlargement of roof to create additional floor space for use as an ancillary office to existing retail unit and demolition of existing rear elements. It is considered that the proposal would not harm the openness of the Green Belt. Therefore, the proposed development is considered to comply with Green Belt Policy and is acceptable in principle. The design and materials are considered to harmonise with the visual amenities of the surrounding area and the proposal would raise no harmful highway impacts. Therefore, the application is recommended for approval.

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 plan number 7671/2B Rev. B.

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM6 **Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

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

4 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 Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 NONSC Non Standard Condition

No building materials stored on the land shall be stored so as to exceed 4 metres in height, as measured from the existing ground level adjacent to where the materials are stored within the site.

REASON

To ensure the protection of the openness of the Green Belt, in accordance with Policy 7.16 of the London Plan (2015) and the National Planning Policy Framework.

6 RES8 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 policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM2 Development proposals - assessment of traffic generation, impact

AM7	on congestion and public transport availability and capacity
AM8	Consideration of traffic generated by proposed developments. Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
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.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
OE7	Development in areas likely to flooding - requirement for flood protection measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
LPP 7.2	(2011) An inclusive environment
LPP 7.16	(2011) Green Belt

3 I1 Building to Approved Drawing

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

4 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils 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 (2015). On the 8th 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.

5 I47 Damage to Verge - For Council Roads:

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

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this

development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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

6 15 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 Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 115 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

8 160 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to Lord's Builders Merchants, located on the western side of Dawley Road. Contained within the site is an existing rectangular building which measures 95 metres in depth by 11.7 metres in width, which is located adjacent to the northern boundary line of the site. The front part of the building, approximately 38.7 metres in depth, is the retail sales area and office section of the building, which is contained within a two storey pitched roof building. The rear part of the building, 56.3 metres, contains a warehouse area with a flat roof above. This was granted consent under application reference 43554C/92/787, which also granted continued use of the land as a builder's merchants.

The remainder of the site is covered in hardstanding and is used for the storage of goods, parking and servicing access and turning area. To the western boundary of the site is a cluster of trees, with a tree belt spanning the width of the southern boundary line. Access into the site is via a crossover from Dawley Road, situated in the northeast corner of the site.

To the north of the site is a group of commercial buildings with a golf course to the west and south. The site is situated within the Green Belt, as identified in the Policies of the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the raising and enlargement of the roof of the older, two-storey eastern part of the existing warehouse/trade counter/office premises to create additional floor space for use as an ancillary office to the existing unit and demolition of existing rear elements.

The proposal would create a new, slightly larger, building, essentially on the same footprint as the existing, designed to match the existing warehouse and offer more modern, usable, space, particularly at first floor level. The new building would provide new staff welfare areas and trade counter space at ground floor level with new office accommodation and an area for product and sample display on the first floor.

The height of the existing would be raised by 600mm to be just above the adjoining warehouse building. In order to allow business to continue whilst the construction takes place, the structural frame for the proposed building would be constructed outside the existing building envelope.

3.3 Relevant Planning History

43554/PRC/2015/153 Lords Builders Merchants Dawley Road Hayes
Redevelopment of builders merchants

Decision: 10-11-2015 PRC

Comment on Relevant Planning History

The use of the site was approved as Builders Merchants under application reference 43554C/92/787. The rear part of the warehouse, measuring 56.3 metres in was granted consent as part of this permission.

Attached to the approval was a legal agreement which required the occupier to undertake a number of works to the site, including carrying out works within the wall survey and the realignment of the wall fronting Dawley Road. All of these works were completed in accordance with the legal agreement. Also contained within the document are a number of prohibitive obligations which are listed below:

3.9 a) No outdoor storage shall take place on the Land in those areas which are indicated on the plans as car parking spaces, turning circle or landscaped.

3.9 b) No material stored on the Land shall be stored so as to exceed three (3) metres in height as measured from ground level to the west of the line marked XX on the plans.

3.9 c) No material stored on the Land shall be stored so as to exceed four (4) metres in height as measured from ground level to the east of the line marked XX on the plans.

The S106, therefore, clearly allows the storage of goods on the land around the buildings up to a certain height.

Application reference 43554/APP/2013/1028 was approved for the erection of a single storey detached shed, raising of roof of existing warehouse and alterations to cladding. This permission has been implemented.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

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

AM7 Consideration of traffic generated by proposed developments.

AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes

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.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
OE7	Development in areas likely to flooding - requirement for flood protection measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
LPP 7.2	(2011) An inclusive environment
LPP 7.16	(2011) Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

5 neighbouring properties were consulted by letter dated 11.4.16 and a site notice was displayed to the front of the site which expired on 25.5.16. No response received.

Heathrow Safeguarding - No objection subject to Cranes Informative.

Internal Consultees

Tree and Landscape Officer:

There is no objection to the current proposal, which will be implemented within the current footprint of the existing building. However, the indirect impact (space required for demolition/construction/storage and working space) will place the tree at risk from the development.

No objection, subject to a condition to protect the tree which should be implemented prior to the commencement of work RES8 and RES10.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The use of the site was approved as Builders Merchants under application reference 43554C/92/787. The rear part of the warehouse, measuring 56.3 metres in was granted consent as part of this permission.

The NPPF, London Plan Policy 7.16 and Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) make a general presumption against inappropriate development within the Green Belt, unless very special circumstances can be demonstrated. The only acceptable uses in the Green Belt are agricultural related uses,

open-air recreation and cemeteries. The application site is an established Builders Yard. As no change of use is proposed 'very special circumstances' are not required to justify the proposed extensions.

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the replacement or extension of buildings within the Green Belt will only be permitted if:

- i) The development would not result in any disproportionate change in the bulk and character of the original building;
- ii) The development would not significantly increase the built up appearance of the site;
- iii) Having regard to the character of the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

Paragraph 89 of the NPPF reaffirms that the extension or alteration of a building can only be regarded as acceptable in the Green Belt if it "does not result in disproportionate additions over and above the size of the original building."

The advice on new buildings and building extensions in the Green Belt is well established in terms of case law and the key test is that there should not be a disproportionate change in the bulk and character of the original buildings on the site. It is normally held that anything in excess of a 50% enlargement in floor space constitutes a disproportionate addition. In this case, the increase in floorspace would largely be contained within the existing envelope of the building and whilst it is accepted that there has been considerable development of the site previously, the increase in the height of the building to match the warehouse part, which currently exists, is not considered to be a disproportionate addition. The principle of development is therefore considered acceptable subject to compliance with other policies within the Development Plan.

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

Not applicable to this application.

7.05 Impact on the green belt

The NPPF, London Plan Policy 7.16 and Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) make a general presumption against inappropriate development within the Green Belt, unless very special circumstances can be demonstrated. The only acceptable uses in the Green Belt are agricultural related uses, open-air recreation and cemeteries. The application site is an established Builders Yard. As no change of use is proposed 'very special circumstances' are not required to justify the proposed extensions.

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iii) Having regard to the character of the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

Paragraph 89 of the NPPF reaffirms that the extension or alteration of a building can only be regarded as acceptable in the Green Belt if it "does not result in disproportionate additions over and above the size of the original building."

The proposal would result in an increase in floorspace from 722.25 square metres to 743 square metres which would equate to a 3% increase. The proposed development does not materially increase the existing building 'footprint' on the depot site. It does lead however to an increase in the total gross external floorspace, largely as a result of increasing accommodation at first floor level. In terms of bulk, the raising of the roof by 600mm does increase the amount of usable floorspace at first floor level from 258.04sq metres currently to 395.27 sq metres (an increase of 17%).

The application site is already developed, in active use and, largely enclosed from the remainder of the Green Belt in this area as well as surrounding uses. As a result it is considered that the depot and the application site currently contributes little to the openness of the Green Belt in this area. Given the way in which the application site is already enclosed it is considered that the marginal increase in building height is unlikely to materially affect the visual appearance of the building from surrounding areas in the Green Belt. As such the proposal would not result in a significant increase in the built up appearance of the existing depot site at Dawley Road. In this regard the proposal complies with the NPPF and criteria (ii) of Policy OL4.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Hillingdon Local Plan: Part Two Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features in the area which the Local Planning Authority considers it desirable to retain or enhance.

The proposed replacement building would occupy a similar footprint to that which currently exists on the site with a ridge height that would be approximately 0.6m higher than the existing warehouse building. The eaves height would be increased by 2m. The design of the building is considered to be sympathetic to the attached warehouse building. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The proposed development seeks to increase the height of the building by 0.2m. The land to the north is taken up by a number of commercial buildings. Therefore, the proposed development would not impact the residential amenity of any neighbouring occupier. The increase in height would not result in any significant over dominance to the land to the north and is considered to comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The proposal does not include any amendment to the existing parking layout. A transport Statement has been submitted with the application to demonstrate that the proposal would not result in a material increase in traffic movements to the site. The proposed layout would retain sufficient space for service and delivery vehicles to exit and enter in forward gear and would not cause unacceptable harm to highway or pedestrian safety. Therefore, the proposal is considered to comply with Policy AM2, AM7, AM8 and AM9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

No comments are made with regards to Access or Security

7.12 Disabled access

No issues raised.

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) requires the retention of landscape features of merit and new landscaping and planting where possible. Conditions requiring the protection of existing trees on the site are recommended.

7.15 Sustainable waste management

Not applicable to the current application.

7.16 Renewable energy / Sustainability

The applicant has confirmed that the proposed development would incorporate the use of sustainable building materials to ensure that the thermal and acoustic insulation of the new building envelope would be brought up to current standards. Similarly, the building would also use the latest service installations, including electrical, climatic control (heating, cooling and ventilation), data telecom and media, and protective (fire alarm and emergency lighting) systems to meet current energy efficient standards.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

No Noise or Air Quality issues would arise from the proposed development.

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 raised.

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

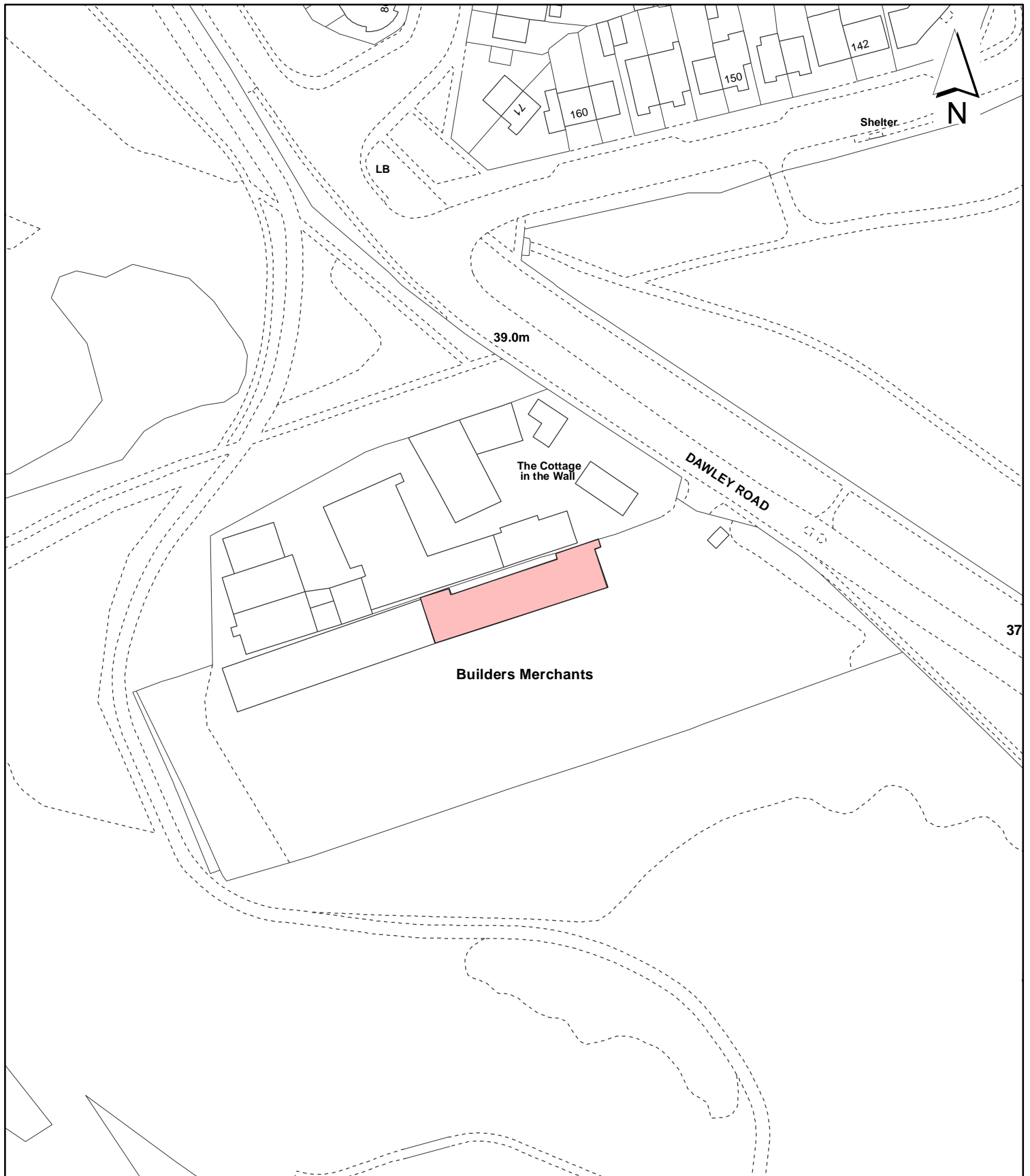
The proposed development is considered to comply with National, Regional and Local Green Belt Policy and is acceptable in principle. The design and materials are considered to harmonise with the visual amenities of the surrounding area and the proposal would raise no harmful highway impacts. Therefore, the application is 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)
The London Plan (2015)
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Lords Builders Merchants
 Dawley Road
 Hayes**

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

Planning Application Ref:

43554/APP/2016/916

Scale:

1:1,250

Planning Committee:

Central & South

Date:

June 2016



HILLINGDON
 LONDON