

Report of the Corporate Director of Planning & Community Services

Address	HIGHGROVE HOUSE EASTCOTE ROAD RUISLIP		
Development:	Refurbishment and conversion of listed building to 12 residential units comprising 1 studio, 6 one- bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two-bedroom maisonettes and erection of 4 two-bedroom mews dwellinghouses, with associated amenity space and landscaping, involving demolition of detached stable building (Time extension of planning permission ref.10622/APP/ 2006/2490 dated 11/01/2007.)		
LBH Ref Nos:	10622/APP/2009/2504		
Drawing Nos:	J06.055/D(20)-61 J06.055/D(20)-62 J06.055/D(20)-63 J06.055/D(20)-64 J06.055/D(20)-65 J06.055/D(20)-66 J06.055/D(20)-67 J06.055/D(20)-82 J06-055/D(20)-83 Rev: C J06.055/D(20)-84 Rev: A J06.055/D(00)-03 Rev. A J06.055/D(00)-06 Rev. B Design and Access Statement Ecological Appraisal Brickwork Condition Survey Ecological Appraisal - Appendix 2 - Great Crested Newt Assessment		
Date Plans Received:	18/11/2009	Date(s) of Amendment(s):	18/11/2009
Date Application Valid:	18/11/2009		21/01/2010 18/11/2010

1. SUMMARY

This application, together with the related Listed Building consent application which is also being reported to this committee (10622/APP/2009/2506), seek to extend the time limits on these extant permissions, granted on 11th January 2007, for the refurbishment and conversion of the Grade II listed Highgrove House to provide 12 residential units and erect 2 blocks of mews houses with associated amenity space, parking and landscaping. The works would involve the demolition of the stable building and the 16 units proposed would comprise a studio, 6 one-bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two-bedroom maisonettes within Highgrove House, and the erection of 4 two-bedroom mews houses. The scheme previously involved the demolition of an Annex building to the north of Highgrove House and the erection of a sheltered housing unit in its place. This element of the scheme has been implemented on site.

There has been no change in policy or site circumstances to suggest that the scheme is no longer appropriate. There is no objection to the principle of the development and the overall layout is considered to be satisfactory, having particular regard to the relationship of the mews dwellings to Highgrove House. The proposed siting of new buildings will enable the existing garden areas to be maintained for communal use. The spacious, well-landscaped character of the site would therefore be retained. No external alterations

are proposed to Highgrove House and all internal alterations have met with the approval of the Council's Conservation Officer.

Sufficient car parking would be provided on site. Refuse and cycle parking would also be provided. Although this scheme is no longer being submitted by the London Borough of Hillingdon, this is not directly relevant to any planning consideration of the scheme. The new applicant has agreed to appropriate planning obligations to offset the impacts of the development.

2. RECOMMENDATION

APPROVAL, providing no additional material matters being raised by English Heritage, the London Wildlife Trust and/or the Hertfordshire and Middlesex Wildlife Trust that have not already been considered in the main report, and subject to the following conditions:-

1 T8 Time Limit - full planning application 3 years

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 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM2 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.
- (viii) Measures to reduce the impact of construction works on the ecology of the site and its surroundings.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policies OE1 and EC1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 NONSC Non Standard Condition

Before the development is commenced, details of all fencing and gates shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

REASON

To ensure an appropriate visual appearance within the setting of Highgrove House and to safeguard the privacy of adjoining properties in accordance with Policies BE8 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 NONSC Non Standard Condition

Notwithstanding the submitted plans, no development shall take place until details of covered and secure cycle storage has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to ensure adequate facilities are provided in accordance with Policy AM9 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 OM5 Provision of Bin Stores

No development shall take place until details of facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 OM11 Floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties and to safeguard the ecological interest of the adjoining Highgrove Woods SNIC in accordance with policies EC1 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 NONSC Non Standard Condition

Prior to the commencement of the development hereby permitted, details of all fenestration must be submitted to, and approved in writing by the Local Planning Authority. The development shall be completed and maintained in accordance with the approved drawings.

REASON

To ensure that the external features and visual appearance of the development are appropriate in accordance with Policies BE8, BE10 and BE13 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 NONSC Non Standard Condition

Prior to the commencement of the development hereby permitted, information relating to the detailed design and layout of the mews housing, including detailed floor plans, the size and type of dormer windows, details of fenestration and the use of materials shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be completed and maintained in accordance with the approved drawings.

REASON

To ensure that the internal layout, external features and visual appearance of the mews houses are appropriate and satisfactory amenities would be afforded to future occupants, in accordance with Policies BE8, BE10, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be

constructed in the walls or roof slopes of the mews houses hereby approved facing the residential properties on Kent Gardens.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 RPD5 Restrictions on Erection of Extensions and Outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 RPD9 Enlargement to Houses - Roof Additions/Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse shall be constructed.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 H3 Vehicular access - construction

The building hereby permitted shall not be occupied until the vehicular means of access has been constructed in accordance with the approved plans. Thereafter, the vehicular means of access shall be retained and kept open for users of the building.

REASON

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

16 H4 Pedestrian/cyclist's access - construction

The building hereby permitted shall not be occupied until the means of access for pedestrians and cyclists has been constructed in accordance with the approved plans. Thereafter, this means of access shall be retained and kept open for pedestrians and cyclists using the building.

REASON

To ensure that safe and convenient access is provided for pedestrians and cyclists prior to the occupation of the building in accordance with Policies AM8 and AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan.(February 2008).

17 H6 Car parking provision - submission of details

The development hereby approved shall not be commenced until details of the parking arrangements have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until the approved arrangements have been implemented. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure that adequate facilities are provided in accordance with Policies AM14, AM15 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

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 Unitary Development Plan Saved Policies (September 2007).

19 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 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 Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

20 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. 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 to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

21 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. 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 Unitary Development Plan Saved Policies (September 2007).

22 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 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 Unitary Development Plan Saved Policies (September 2007).

23 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

24 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details of parking provision providing a minimum of three spaces for wheelchair users, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: wheelchair users are not the only category of people who require a 'disabled'

parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

25 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

26 NONSC Non Standard Condition

Prior to the commencement of the development hereby permitted, further detailed elevations of the new and existing buildings shall be submitted to, and approved in writing by the Local Planning Authority. The elevations for Highgrove House must indicate the areas to be repaired, altered or demolished. The development shall be completed and maintained in accordance with the approved drawings.

REASON

To ensure that the external features and visual appearance of the development are appropriate, in accordance with Policy BE8 and BE10 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

27 NONSC Non Standard Condition

Before the development is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how improvements to community facilities in the vicinity of the site, arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall be implemented in accordance with the approved scheme.

REASON

To ensure the development provides an appropriate contribution to the improvement of community facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Planning Obligations Supplementary Planning Document, July 2008.

28 NONSC Non Standard Condition

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how an education contribution for education places arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to the improvement of

education facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Planning Obligations Supplementary Planning Document, July 2008.

29 NONSC Non Standard Condition

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how improvements to support local healthcare provision, arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to the improvement of community facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Planning Obligations Supplementary Planning Document, July 2008.

30 NONSC Non Standard Condition

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing enhancements to Highgrove Woods SINC. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON

To compensate for the negative impacts of the proposed development on High Grove SINC in accordance with Policy 3D.14 of the London Plan (February 2008).

31 NONSC Non Standard Condition

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing the provision of construction training. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to the provision of construction training in accordance with the Council's Supplementary Planning Guidance.

32 NONSC Non Standard Condition

Prior to the commencement of development on site, details of how sustainability measures in line with those listed on page 14 of the submitted Design and Access Statement by BPTW Partnership dated August 2006 shall be submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in accordance with the approved details and maintained thereafter.

REASON

To ensure that sustainability measures and renewable energy provision is incorporated into the development in accordance with Policy 4A.9 of the London Plan (February 2008) and that these measures are not detrimental to the appearance or setting of Highgrove House in accordance with Policies BE8 and BE10 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

33 NONSC Non Standard Condition

Before development commences, a scheme for the provision of a closed circuit television (CCTV) system on the site shall be submitted to, and approved by, the Local Planning Authority. No building shall be occupied until the approved scheme has been fully implemented and the scheme shall thereafter be permanently retained.

REASON

In the interests of safety and security on the site and to accord with the Council's Supplementary Planning Guidance on Community Safety by Design.

34 NONSC Non Standard Condition

Prior to the commencement of works on site, a suitably licensed ecologist shall carry out a detailed assessment of the site for protected species such as bats and great crested newts. Should the site reveal signs of the presence or use by protected species, then a seasonally appropriate survey for these species, and an ecological impact assessment, must be conducted, submitted and approved in writing by the Local Planning Authority, together with details of appropriate mitigation works, which must be carried out before any works begin. The works must be carried out in accordance with the approved details.

REASON

In order to ensure that protected species or their habitat will not be adversely affected by the development, in accordance with Policy EC5 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

35 SUS4 Code for Sustainable Homes details (only where proposed as

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that the 4 mews houses have been designed to achieve level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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.
AM15	Provision of reserved parking spaces for disabled persons
LP	London Plan (February 2008)
PPS3	Housing
PPS9	Biodiversity and Geological Conservation
PPG15	Planning and the Historic Environment

CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	Residential Layouts and Accessible Hillingdon
SPD	Supplementary Planning Document: Planning Obligations
SPG	Community Safety by Design

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Written notification of the intended start of works shall be sent to the London Borough of Hillingdon, Planning & Community Services Directorate, Civic Centre, High Street, Uxbridge UB8 1UW, at least seven working days before the works hereby approved are commenced.

4 13 **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).

5 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 Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

6 16 **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.

7 111 **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).

8 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.

9 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

10 I16 Directional Signage

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

11 I17 Communal Amenity Space

Where it is possible to convey communal areas of landscaping to individual householders, the applicant is requested to conclude a clause in the contract of the sale of the properties reminding owners of their responsibilities to maintain landscaped areas in their ownership and drawing to their attention the fact that a condition has been imposed to this effect in this planning permission.

12 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).

13 I19 Sewerage Connections, Water Pollution etc.

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

14 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.

15 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

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

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

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

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

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

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

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

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk

· 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.

17 I45 Discharge of Conditions

Your attention is drawn to conditions 2, 4, 5, 6, 7, 8, 10, 11, 17, 18, 20, 21, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34 and 35 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 these conditions. The Council may consider taking enforcement action to rectify the breach of these conditions. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

18 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.

19 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).

20 I48 Refuse/Storage Areas

The proposed refuse and recycling storage areas meet the requirements of the Council's amenity and accessibility standards only. The proposed storage area must also comply with Part H of the Building Regulations. Should design amendments be required to comply with Building Regulations, these should be submitted to the Local Planning Authority for approval. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250400).

21

The construction management plan required by condition 5 shall include details of: (i) The phasing of development works. (ii) The hours during which development works will occur. (iii) Measures to protect sensitive surrounding areas from dust arising from the development process activities. (iv) Measures to protect sensitive surrounding areas from noise and vibration arising from the development process. (v) Details of vehicle washing

facilities and measures to prevent mud and dirt tracking onto adjoining roads. (vi) Details of the locations of temporary buildings, material storage and plant machinery on site. (vii) Visual screening, where possible, of the construction area from residential receptors. (viii) Access arrangements and parking provisions during the development process. (ix) Measures and implementation details to mitigate the negative impacts of the proposed development on High Grove SINIC in line with those contained in the submitted Highgrove House Ecological Appraisal dated 05/10/06 and Highgrove House Ecological Appraisal Appendix 2 - Great Crested Newt Assessment dated 08/12/06.

22

The applicant is encouraged to re-use materials from the stable block for the building works hereby approved.

23

The applicant is advised that localised flooding can occur around the location of the proposed Mews House.

24

In respect of Conditions 27, 28, 29, 30 and 31 you are advised that the Council considers that one way to ensure compliance with this condition is to enter into an agreement with the Council to ensure the provision of additional community, education and healthcare facilities, enhancements to Highgrove Woods SINIC and construction training, locally proportionate to the needs arising from the development.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a 0.41 ha site located to the south east of Eastcote Road and west of Kent Gardens. The application site comprises Highgrove House and its adjoining garden areas and the stable building at the rear of the building. The application site forms part of the larger Highgrove House site, including land to the north of the access road which now has been redeveloped to provide a sheltered housing scheme known as Yew Tree Lodge.

Highgrove House is a two storey Grade II listed building, which dates from 1881, but was gutted by fire in 1978. It is notable for its original red brickwork with a tiled roof, narrow dormer windows and tall decorated chimney stacks. The window arches on the ground floor are of gauged brickwork with pronounced and decorative eaves. It has previously been used for Council hostel accommodation in the form of bedsits but has been vacant for a number of years. Remodelling to facilitate its use as a hostel has included the provision of a new fire escape stair as well as the installation of kitchens and bathrooms. A small stable building is located to the east of Highgrove House.

Access is from an internal access road from Eastcote Road. The access road sweeps around into the site, between Highgrove House and the adjoining recently constructed Yew Tree Lodge to the north, providing parking and access for both buildings. Yew Tree Lodge is a purpose built two storey L-shaped building, with 12 units of sheltered accommodation for people with learning difficulties, together with office and staff accommodation. Planning permission for this building was approved at the same time as the original applications on the application site and formed part of the wider

redevelopment proposals for the Highgrove House site.

The site slopes gently from east to west. It contains a number of trees which are more dense on the south and west boundaries, where the site abuts the wooded area of the Highgrove Site of Importance for Nature Conservation (SINC). To the east, the site adjoins two storey houses on Kent Gardens, while to the north, beyond a public footpath, is the former RAF Eastcote site which is currently being developed for residential purposes.

The majority of the application site forms part of the 'developed area', although the lawn area to the west of the house is designated as being a Nature Conservation Site of Borough Grade II or Local Importance as identified in the saved UDP.

3.2 Proposed Scheme

Planning permission is sought for the conversion of Highgrove House to accommodate 12 residential flats, comprising of 1 studio, 6 one-bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two bedroom maisonette units and erection of 4 two-bedroom mews houses with associated amenity space and landscaping (involving the demolition of the detached stable building).

No external changes are proposed to Highgrove House although external repairs to the existing brickwork and façade details are proposed. Internal works will be kept to a minimum. All existing structural walls will be retained and new openings kept to a minimum. Later additions are to be removed as required and where possible, rooms reinstated to their original size. The existing staircase to the first floor will be retained, as will the domed feature above. A new staircase will provide access from the first floor up to the second floor, and will be constructed in a style reflecting the existing staircase.

In addition, 4 mews houses are proposed to the east of Highgrove House. These would be contained within two, two storey buildings with pitched roofs.

A total of 28 car parking spaces would be provided on the whole site, 22 of which would be for the residents of this and the adjoining sheltered housing building, with 6 spaces for staff of the sheltered housing. These will be located along the existing access road. A pedestrianised courtyard would be introduced behind Highgrove House, mainly to serve the mews housing. A collapsible bollard would allow access for emergency and maintenance vehicles.

The mews houses would benefit from small areas of ground floor amenity space. All units would have access to communal amenity space around the periphery of Highgrove House. Amenity space would be landscaped and possible play and pitch areas installed.

A dedicated refuse/recycling store is proposed adjacent and to the north of the internal access road and 4 small cycle stores are proposed throughout the residential areas.

A number of reports were also submitted as part of the original application, namely a Design and Access Statement, an Ecological Appraisal and a Brickwork Condition Survey.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission was granted for the conversion of the existing house to units of emergency housing and erection of a new building as an annexe on 17th May 1978

(10622E/77/1163). Listed Building consent for the internal re-arrangement to convert the building to units of emergency housing, involving the demolition of the boiler house and fuel store was granted on the 10th September 1979 (10622P/79/1000).

Listed building consent for various minor modifications in connection with the replacement of the roof and second floor following fire damage was granted on 16th February 1978 (10622F/77/1164).

Planning permission and Listed Building consent for the refurbishment and conversion of the Listed Building to provide 12 residential units comprising 1 studio, 6 one-bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two-bedroom maisonettes and erection of 4 two-bedroom mews dwellinghouses with associated amenity space and landscaping (involving the demolition of the stable building) were granted on 11th January 2007 (10622/APP/2006/2490 and 2491 refer respectively).

Permission was also granted on the 11th January 2007 (10622/APP/2006/2494) for the erection of a two storey building to provide 12 residential flats for people with learning difficulties, communal amenity space, ancillary office and staff accommodation and landscaping (involving the demolition of the existing hostel building). This has been implemented on site.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations.
- PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.15 To enable the conversion of residential properties to create more units, provided the additional units are suitable to live in and the character of the area and amenities of the adjoining occupiers are not harmed.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.
- PT1.35 To accord priority to pedestrians in the design and implementation of road construction and traffic management schemes, and to seek to provide a network or cycle routes through the Borough to promote safer cycling and better conditions for cyclists.

PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves
- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- EC5 Retention of ecological features and creation of new habitats
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- BE10 Proposals detrimental to the setting of a listed building
- BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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
- H3 Loss and replacement of residential accommodation
- H4 Mix of housing units
- H7 Conversion of residential properties into a number of units
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- 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.
AM15	Provision of reserved parking spaces for disabled persons
LP	London Plan (February 2008)
PPS3	Housing
PPS9	Biodiversity and Geological Conservation
PPG15	Planning and the Historic Environment
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	Residential Layouts and Accessible Hillingdon
SPD	Supplementary Planning Document: Planning Obligations
SPG	Community Safety by Design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th January 2010**

5.2 Site Notice Expiry Date:- **13th January 2010**

6. Consultations

External Consultees

207 neighbouring properties have been consulted and the application has been advertised as affecting the setting of the listed Highgrove House. 1 objection has been received, raising the following concerns:

- (i) Although do not oppose the development of Highgrove House itself or the building of the sheltered housing block, do object to the destruction of the stable blocks and the erection of 4 mews dwellinghouses. Kent Gardens and adjoining roads are already surrounded by 400+ new houses, enough is enough. Need to leave some green areas and trees for residents and wildlife.
- (ii) Trees at the end of the garden support a host of wildlife.

Environment Agency:

We have assessed this application as having a low environmental risk within our remit. Therefore we will not be providing comments on this application.

English Heritage: No response received.

Natural England:

As this is a time extension there are no details of whether ecological surveys have been undertaken. LPA should ensure that the buildings to be refurbished/demolished have been assessed for their potential to support bat roosts prior to approving this application. If bat roosts are found to be present, the applicant will need to apply for a Natural England license to carry out the works. Additionally, as the development is located within a SINC, the LPA should be satisfied that any potential adverse effects are avoided in the first instance or fully mitigated.

London Wildlife Trust: No response received.

Hertfordshire and Middlesex Wildlife Trust: No response received.

Ruislip Residents' Association: No response received.

Eastcote Village Conservation Panel: No response received.

Eastcote Residents' Association:

There were 36 conditions with the approved planning application. Many of these were to safeguard the restoration of the building. We ask that these conditions be carried forward to this current application.

Have seen a copy of the letter sent to you by the RN&ELHS, where concern is expressed at the nearness of two of the Mews Houses both to Highgrove House and the Nature Reserve. Would it be possible to move these buildings further away from Highgrove House and also add more natural screening to the boundary with the Nature reserve?

Section 106 payments were not finalized on the approved application, can we request that some payment is made for improvements for Highgrove Woods. Dragana Knezevic, Countryside & Conservation Officer LBH could advise on work required in the Nature reserve. Please can these comments be included in your report?

Hillingdon Allotment and Horticultural Federation: No response received.

Ruislip, Northwood & Eastcote Local History Society:

The Society express concern that although the application is for the internal refurbishment and conversion of Highgrove House this must not compromise any of the external features of this grade 2 listed building. Any external repairs to the brickwork, roof or windows must match the existing materials and be carried out with due care and attention. As far as we are aware there are no original features left inside the House but if any do still remain they must be preserved.

We are pleased that no trees are to be felled for this application since it is important that the House continues to be sited in a pleasant parkland setting.

However we are concerned that a small detached stable block is to be demolished and replaced by four two-bedroom mews houses which appear to be very close to the House. This will be an over development on land adjacent to one side of the House which will detract from it being sited in a sympathetic setting. We assume that the new houses will be higher than the present stable block so they will over dominate that part of the House. This area is also very sensitive since it backs on to the local Highgrove Nature Reserve so it would not seem to be a suitable location for development.

On balance we are not opposed to the refurbishment and conversion of Highgrove House provided there is strong enforcement and monitoring of the development so that the external fabric of the House is not affected in any way bearing in mind how long the property has been empty. Similarly the landscaping must be done sympathetically to retain an appropriate setting. But we are very worried about the proposal to build four mews houses so close to Highgrove House, which we feel will have a detrimental effect on its immediate environment.

Internal Consultees

CONSERVATION OFFICER:

BACKGROUND

This is a very attractive Arts and Crafts style listed building, by Edward Prior, a distinguished architect active in this part of Middlesex in the late 1880's. The exterior is ornate, with its tall chimneys, two storey bays, dentilled eaves, grand porch and red brick and terracotta detailing. Its interior, other than the main staircase and the plan form, is of much less interest, owing to extensive damage by fire in 1978, and its subsequent subdivision into bedsits for hostel accommodation.

COMMENTS

The drawings submitted are as per the previous approval, therefore no objection in extension of LBC.

Conclusion: Acceptable

Trees/Landscape Officer:

So long as the relevant tree/landscape-related conditions on planning permission ref: 10622/APP/2006/2490 still apply and/or, if necessary, are carried over to this application (if it is approved), there is no objection to the proposed extension of time.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

It is considered that there has been no material change to the consideration of this application since it was considered by the North Planning Committee meeting on the 9th January 2007. With the exception of the garden area to the west of Highgrove House which is included within the nature conservation area designation of the adjoining Highgrove Woods site, the site is located within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007). Residential development is considered acceptable in principle within the 'developed area' and the garden area would be retained. As such, no objection is raised to the residential redevelopment of this site in principle.

7.02 Density of the proposed development

Policy 3A.3 of the London Plan (February 2008) advises that Boroughs should ensure that development proposals achieve the maximum intensity of use compatible with the local context, design principles and public transport accessibility. At Table 3A.2, the London Plan establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site is located within a suburban context and has a Public Transport Accessibility Level (PTAL) of 1a. Taking these parameters into account, the matrix recommends a density of 35-95 u/ha and 150-200 hr/ha. This proposal, taken together with the sheltered housing scheme that formed part of the original proposals for the site and has already been built equates to a density of 43 u/ha and 79 hr/ha. The proposed density is less than that recommended by the London Plan, but the lower density was considered acceptable having regard to the need to ensure an appropriate spacious, low density environment to protect the historic setting of Highgrove House. There has been no change in circumstance or policy to suggest that such an approach is no longer appropriate and accordingly, no objections are raised in this regard to the renewal of permission.

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

In terms of Policies BE8 and BE10 of the now saved UDP, the previous report advised that while the exterior of Highgrove House was in a reasonably good condition, the interior

had been modified over time, most notably the roof which is almost entirely new as a result of repair work following the fire in 1978. The report explained that the proposal would not involve any external alterations to Highgrove House other than those intended to restore damaged or worn parts of the building. Internal modifications would be restricted to new partitions and doors which would be sensitively located, having regard to the position of historic partitions. As regards the proposed demolition of the small stable block, this would allow the design of a coherent scheme for the site, which benefits the setting of the Listed Building. Both the Council's Conservation Officer and English Heritage did not raise any objections to the scheme, subject to standard conditions to ensure, among other things, the use of appropriate materials and sensitive building methods.

As regards Policies BE13 and BE19 of the now saved UDP, it advised that the site is remote from surrounding roads and although accessed from Eastcote Road, the site is not visible from any point along the public highway and is obscured from Kent Gardens by existing vegetation.

There has been no change in circumstance or policy since the determination of the original scheme to suggest that the impact of the proposed development upon the setting of the Listed Building would no longer be acceptable.

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

This is assessed in Section 7.14 below.

7.07 Impact on the character & appearance of the area

This is assessed in Section 7.03 above.

7.08 Impact on neighbours

The proposed refurbishment and conversion of Highgrove House does not involve any extension of the building and it is sufficiently set back from the site boundaries so that the amenities of surrounding residential occupiers would not be adversely affected by means of dominance or loss of sunlight. The nearest part of the development to adjoining residential properties would be the northern block of Mew houses. At its nearest point, this would be sited within 8m of the rear elevation of No.28 Kent Gardens and 9m from that of No.27. Although these distances are less than the minimum 15m distance recommended by design guidance, the northern mews block would be sited immediately adjacent to a garage court on Kent Gardens, located between these two properties so that the 45° line of sight taken from their rear facing habitable windows would only be breached at relatively acute angles, so that the two houses would maintain open views down their rear gardens. Furthermore, there are mature trees and vegetation on this boundary that would provide screening. The southern mews block would be located close to the rear boundary with Nos.26 and 27 Kent Gardens. This siting would result in the overshadowing of the end of the rear garden of No.27. However, this impact would be minimal and would not constitute a ground for refusal.

Highgrove House is sited over 21m from the nearest part of the sheltered housing block so that the privacy of its residents would not be compromised. In the case of the mews houses, no windows are proposed above ground floor level on elevations which face the adjoining properties on Kent Gardens and the boundary fence would prevent overlooking from ground floor windows.

The location of the access towards the north west boundary of the site and the siting of the car parking spaces away from the boundaries would limit the amenity impacts of traffic movements to and from the site. As such, vehicle movements would be remote from adjoining residential boundaries. All proposed car parking would be accessed via an existing driveway. In addition, the level of use of the proposed site would be similar to the last use made of the site and it is unlikely that significant extra traffic movements would be generated.

The proposal is considered to safeguard the amenities of surrounding residents, in accordance with policies BE20, BE21, BE24 and OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

7.09 Living conditions for future occupiers

Design guidance advises that for residential units to provide adequate amenities for their occupiers, studio flats should not have an internal floor area of less than 33m², which increases to 50m² for one-bedroom flats, 63m² for two-bedroom flats, maisonettes and houses and 77m² for three-bedroom flats. The studio flat would have an internal floor area of 44m², with the one-bedroom flats ranging from 44m² to 90m², the two-bedroom flats, maisonettes and houses 68m² to 129m² and the three-bedroom flat would have a floor area of 151m². Therefore, while many units greatly exceed the Council's floor standards, one of the one-bedroom flats is under-sized. However, it is important to consider that the internal layout has been organised so as to minimise disturbance to the historic fabric of the building and this size of flat was previously approved in January 2007, when the same design guidance was in place. As such, it is considered that a reason for refusal could not now be justified.

As regards outlook and natural lighting, the only main habitable room window that would not be set back at least 15m from surrounding two storey development would be the ground floor main living room window of the mews house in the northern block which faces onto Highgrove House. This window would be within 6m of the ground floor of its projecting wing and 10m of the recessed first floor. However, there would be no blocking of sunlight reaching this window and as the ground floor of the projecting wing is only 6.2m wide, reducing to 4.5m at first floor level, it is considered that Highgrove House would not appear unduly dominant from this window.

As regards privacy for future occupiers, although no objections were raised previously to the proposed arrangement, whereby shared amenity space would immediately adjoin ground floor habitable room windows, it is considered that improvements could be made that would still maintain the setting of the Listed building and maintain its open aspect, such as providing defensive planting beneath the windows. This could be secured as part of the landscaping scheme. The mews houses with their ground floor habitable windows would also be sited very close to the courtyard, often with only a 1m depth of separation provided by their front gardens, but as the courtyard would mainly only serve the residents of the mews houses and such an arrangement would be fairly typical for this type of housing, no objections are raised. The only window without any separation is a secondary window, and this has been conditioned to be obscure glazed. Furthermore, No.26 Kent Gardens would be sited within 10m and overlook a ground floor window in the rear elevation of the southern house within the northern mews block. However, as this is not a direct relationship, some screening would be afforded by trees in the rear garden and this window serves a kitchen, no objections are raised on grounds of inadequate privacy.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Taking the existing and proposed development as a whole, the Council's adopted car parking standards require a maximum of 1.5 spaces per flat, 2 spaces for properties with

their own curtilage and 1 space per 4 sheltered housing units, plus 1 space for a warden. This gives a maximum total of 30 spaces.

A total of 28 spaces would be provided on the whole site. This level of provision represents a small shortfall from the maximum number of spaces recommended by standards and is therefore considered acceptable. Furthermore, secure bicycle parking for the residential units within Highgrove House would be provided at a ratio of 1:1 spread across 4 cycle stores, meeting the Council's standards.

As a number of these spaces would be provided to the north of the access road, outside of the application site, a S106 would be required to ensure that at least some of this car parking provision could be shared.

7.11 Urban design, access and security

Private amenity space

Shared amenity space would be provided by the existing garden area to the south and west of Highgrove House (the sheltered housing block sits within its own landscaped gardens to the front and a larger (in excess of 500m²), more private amenity area to the east of the building). The garden area around Highgrove House provides approximately 1,800m² of amenity space which equates to approximately 113m² per proposed residential unit, including the mews houses as compared to the design guide's minimum 25m² requirement per unit for shared space with flats of two or more bedrooms. The mews houses also have their own private amenity areas which range in size from 23m² to 48m². Although these areas would not satisfy the Council's minimum standard of 60m² for two bedroom houses and in the case of the space serving the southern house in the northern block, would be overlooked from No.26 Kent Gardens, given the proximity and availability of the shared space, a reason for refusal on this ground could not be justified. Areas have also been set out within the amenity space for possible ball courts and a play area. Such provision would need to be confirmed as part of the landscaping details. As such, the scheme complies with policy BE23 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.12 Disabled access

Policy 3A.5 of the London Plan (February 2008) requires 10% of all housing to be wheelchair accessible and all housing to be to Lifetime Homes standards. As all the sheltered housing units are wheelchair accessible, it is considered that the 10% requirement has been satisfied. As regards Lifetime Homes standards, the proposals include level path entrance and level door thresholds to Highgrove House, and the mews houses. The existing stair to the first floor would be retained and refurbished. A new stair would be installed from the first to second floors, designed in accordance with Part M of the Building Regulations and BS8300:2001 to suit ambulant disabled people. Full compliance with Lifetime Homes standards would be controlled by condition.

Policy AM15 of the saved UDP requires 10% of all car parking spaces to be marked out and conveniently located to accommodate drivers with disabilities. No such parking is currently indicated on the submitted drawings. However, this provision can be secured by way of a condition in the event of permission being granted.

7.13 Provision of affordable & special needs housing

This proposal formed part of the comprehensive redevelopment proposals for larger Highgrove House site, to include the special needs housing scheme to the north. As this scheme provided 12 units of sheltered housing which have now been built, there is no requirement for this phase of the works to provide affordable or special needs housing.

7.14 Trees, Landscaping and Ecology

The site is not subject to a Tree Protection Order but does benefit from having a number of trees, including those along the eastern boundary with Kent Gardens. Furthermore, the Highgrove Wood SNIC adjoins the site to the south and west. As such, the site is relatively well screened from surrounding roads and individual trees are not considered to be visually prominent within the locality.

The scheme would involve the removal of a number of trees in close proximity to the mews houses and parking areas. It was previously considered that the retention of these trees was not realistic as they would compromise the overall site layout, requiring buildings to be inappropriately located in relation to the listed building. Furthermore, the level of tree loss proposed would not be significant in the context of this otherwise well-vegetated site. The Council's Trees and Landscape Officer does not raise any objection to the renewal of this permission, subject to previous conditions, requiring the retention and protection of the remaining trees and new landscaping, including tree planting, across the site.

The site layout ensures the retention of the main groups of trees and most of the higher quality trees. The layout also reserves space for tree planting and landscaping across the site and around the buildings. The landscape strategy is informed by the surrounding landscape and seeks to create a high quality setting for the buildings while reinforcing and enhancing existing features.

The application site abuts (and partially incorporates) a Site of Importance for Nature Conservation (Grade II Borough) (SNIC) and Local Nature Reserve. This adjoining area is likely to support a range of protected and notable species, including bats, great crested newts, slow worms and stag beetles. Accordingly, the potential exists for such species to cross over into the application site, and for activities on the site (including construction activities) to impact upon local populations.

The applicant previously submitted an ecological assessment, which addressed the then ecological qualities of the site. It concluded that the site is dominated by grassland with individual mature trees scattered across the site and around the site boundaries. The site itself was considered to have relatively limited ecological value and did not support any notable rare or specially protected ecological valued features. However, the vegetated borders may act as a buffer to more sensitive areas and provide green corridors for wildlife movements through the area, particularly in connection with the adjacent Site of Nature Conservation Importance.

At that time, there was no evidence of bats using the existing buildings. Limited bat activity was recorded in the area, which suggested that more suitable bat habitat is found away from the site in surrounding areas.

The site and its surroundings may be used by Great Crested Newts by virtue of the site's proximity to a great crested newt pond in Highgrove Woods. At the time of the previous application, the applicant submitted further information which concluded that the site comprises a sub-optimal habitat for great crested newts, and that more suitable habitat exists elsewhere. It was therefore unlikely that the proposal would directly impact upon any local population. However, as there was some theoretical potential for newts to utilise the periphery of the site, recommendations were made regarding measures to minimise the risk of harm during development. These would be incorporated into an Ecological Construction Plan, which was secured by condition.

Given the time that has now lapsed since the previous application, while the Local

Planning Authority has no information to suggest that the situation on site has changed, in line with Natural England's advice, it is important to establish whether there are now any protected species on site. This would be secured by condition.

7.15 Sustainable waste management

The plans show a dedicated bin store containing a total of 12 x 1100 litre bins. Provision could be made to ensure that 50% of all bins were to be for recycling. The store is conveniently located in a central position between all residential properties. No objections were previously made to this arrangement. Details of its external appearance have been secured by condition.

7.16 Renewable energy / Sustainability

The applicant previously advised that the new mews houses have been designed to achieve an Eco-Homes rating of 'very good'. The applicant, as part of the design and access statement, submitted a schedule of various sustainable measures which could be incorporated into the development. These included:

- (i) The use of insulation, including additional insulation to the internal face of external walls of Highgrove House, to improve its thermal properties,
- (ii) The orientation of principal rooms in a manner which would maximise natural daylight, thereby reducing reliance on artificial lighting,
- (iii) The use of energy efficient construction methods, such as the use of timber framing,
- (iv) The use of 'A' rated building products, as specified in the 'Green Guide',
- (v) The insulation of double glazed windows throughout to reduce energy loss and solar gain,
- (vi) The installation of water meters to encourage efficient use,
- (vii) The use of high efficiency, low Nox condensing boilers with thermostat and time clock to provide heating, and the provision of thermostatic valves on radiators,
- (viii) Low energy appliances and aerated taps with flow restrictors, dual flashing WCs, and
- (ix) Rain water collection systems.

No objection is raised to the proposed sustainability measures (although some measures will need further consideration by the Borough's Conservation Officer). A condition is recommended to ensure that the new mews houses would achieve a level 3 rating of the Code for Sustainable Homes. As regards Highgrove House, it is recommended that a condition is attached, ensuring that a complete schedule of the sustainability measures that would be employed is submitted for further approval.

7.17 Flooding or Drainage Issues

There are no specific flood concerns as regards this application. A condition has been attached to ensure that the development adheres to the principles of sustainable urban drainage.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

As regards the two points raised by the objector, these have been dealt with in the main report.

7.20 Planning Obligations

In terms of Policy R17 of the saved UDP, Natural England have advised that in terms of this application, any potential adverse effects upon the Highgrove Woods SINC are fully mitigated.

As regards affordable housing, it was previously considered that as the 12 units in the sheltered housing block would be provided as affordable housing, with market housing on the rest of the site, representing 42% of the total of all the housing, the shortfall from the 50% required by policy guidance was acceptable, given that sheltered housing has a higher utility value as compared to standard affordable housing. This assessment remains the same on this application.

The proposal would result in an enlarged population which in turn would increase demand on local services and facilities. The S106 Officer has updated the previous requirements for obligations as follows:-

(i) Education: Based on the most recent child yield for the development and school capacity, a contribution of £94,116 is now sought for nursery, primary, secondary and post-16 school sectors;

(ii) Health care facilities: Utilising the formula within the Council's SPG, a contribution of £7,347.28 is now sought;

(iii) Community facilities: The Council's SPG provides a formula to calculate the contribution required towards community facilities, based on the numbers of people to be accommodated on site. The site is very close to the Highgrove pool and gym and will likely result in increased demand for these facilities. Using the formula, a contribution of £22,350 is required;

(iv) Construction training: In accordance with Council policy, a contribution towards construction training, equivalent to £2,500 per £1 million of build costs should be sought;

(v) Project management and monitoring: In accordance with Council policy, a contribution equivalent to 5% of the total cash contribution should be provided towards project management.

As previously, these contributions would be secured by way of Grampian conditions.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Not applicable to this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of

these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

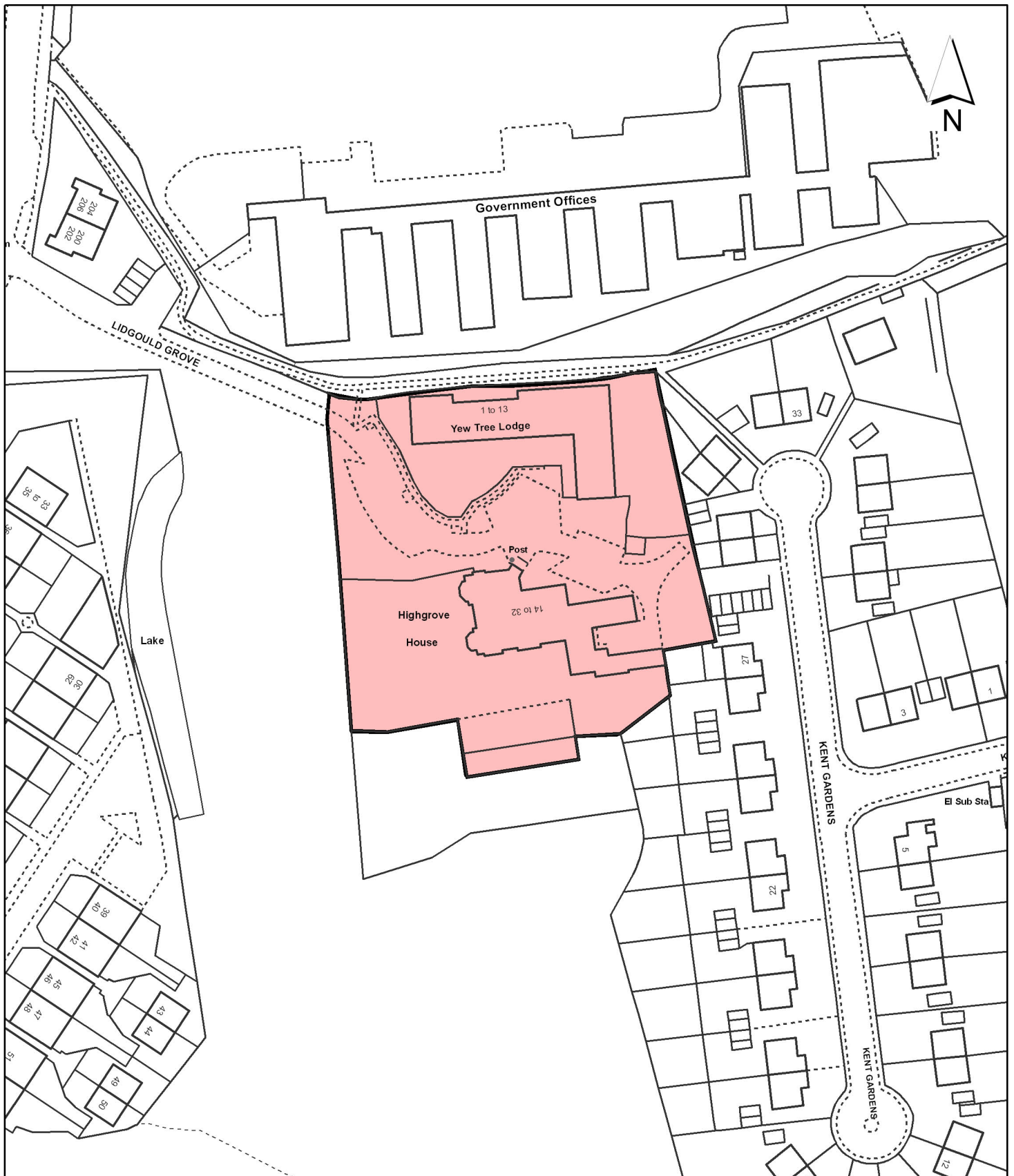
This application is to extend the time limit on an extant permission to convert Highgrove House to self-contained residential accommodation and erect two blocks of mews houses. It is considered that there has been no change in circumstance or policy to suggest that the development is no longer appropriate. It is therefore recommended that the application be approved.

11. Reference Documents

- (a) London Plan (February 2008)
- (b) Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (c) HDAS: 'Accessible Hillingdon'
- (d) Planning Obligations Supplementary Planning Document, July 2008
- (e) Consultation responses

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Notes

 Site boundary

For identification purposes only.

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Site Address

**Highgrove House,
Eastcote Road, Ruislip**

Planning Application Ref:

10622/APP/2009/2504

Planning Committee

North

Scale

1:1,250

Date

January 2010

**LONDON BOROUGH
OF HILLINGDON
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