

Report of the Head of Planning, Sport and Green Spaces

- Address** HAREFIELD PLACE THE DRIVE ICKENHAM
- Development:** Section 73 application to vary condition 2 (drawing nos.) for a Minor Material Amendment (MMA) to planning permission ref. 12571/APP/2015/3649 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings) comprising changes to basement layout.
- LBH Ref Nos:** 12571/APP/2016/3950
- Drawing Nos:**
- 2009-PL-03 (Revised Basement Plan Sheet 2)
 - 2009-PL-02 (Revised Basement Plan Sheet 1)
 - 2009-PL-04 (Revised Basement Plan Sheet 3)
 - 182-PL-2022-01 Proposed Second Floor Plan 2 of 2
 - 182-PL-220-03 Ground Floor Alterations Plan
 - 182-PL-221-03 First Floor Alterations Plan
 - 182-PL-222-03 Second Floor Alterations Plan
 - 182-PL-223-03 Roof Alterations Plan
 - 182-PL-229-03 Basement Alterations Plan
 - 182-PL-250-01-Proposed Out Buildings 1 of 2
 - 182-PL-251-01-Proposed Out Buildings 2 of 2
 - 182-PL-320-02 Alterations Elevation North East 1 of 2
 - 182-PL-321-02 Alterations Elevation North East 2 of 2
 - Archaeological DBA
 - Contamination DBA
 - Energy Statement ES1 Rev 1
 - FRA Final 1 with Appendices
 - Great Crested Newt Survey Mitigation Report ER ST
 - Heritage Statement_PART 1
 - Heritage Statement_PART 2
 - Landscape Masterplan Statement Part I
 - Landscape Masterplan Statement Part I
 - Phase 1 Habitat Assessment Revised
 - 182-PL-300-02 Proposed Elevations AB
 - 182-PL-301-02 Proposed Elevations CD
 - 182-PL-302-01 Proposed Elevations EF
 - 182-PL-400-01 Proposed Site Sections
 - 182-PL-1001-02 Proposed Site Plan
 - 182-PL-2001-01 Proposed Ground Floor Plan 1 of 2
 - 182-PL-2002-01 Proposed Ground Floor Plan 2 of 2
 - 182-PL-2011-01 Proposed First Floor Plan 1 of 2
 - 182-PL-2012-01 Proposed First Floor Plan 2 of 2
 - 182-PL-2021-01 Proposed Second Floor Plan 1 of 2
 - 182-PL-322-02 Alterations Elevation South West 1 of 3
 - 182-PL-323-02 Alterations Elevation South West 2 of 3
 - 182-PL-327-02 Alterations Elevation South West 3 of 3

182-PL-324-02 Alterations Elevation South East
182-PL-325-02 Alterations Elevation North West 1 of 2
182-PL-326-02 Alterations Elevation North West 2 of 2
182-PL-2031-02 Proposed Roof Plan 1 of 2
182-PL-2032-02 Proposed Roof Plan 2 of 2
SAP Report Refurbishment
SAP Report New Build Part 1
SAP Report New Build Part 2
D&A Accessibility Addendum
Supplemental Waste Response Statement
SPS APPDX 3 Landscape Addendum Report
Tree Survey
Transport Assessment
SPS APPDX 5 Visibility Splay Onto The Drive rev k
Flood Risk Addendum Report
Method Statements for Works to Listed Building
Ecological Enhancements Addendum TMA
AMENDED SAP CALCS 09-15-54188
Revised Energy Statement 09-15-54188 ES2
182- DAS sections 4-8
Supplemental Planning Statement
Planning Statement Part 2
Planning Statement Part 1
182-PL-010-03-Site Location Plan
182- DAS sections 1-3
Design and Access Statement Addendum

Date Plans Received: 26/10/2016

Date(s) of Amendment(s):

Date Application Valid: 04/11/2016

1. SUMMARY

The original planning permission ref. 12571/APP/2015/3649 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings) was granted on the 27th January 2016.

This application seeks a Minor Material Amendment (MMA) to change the basement layout resulting in a reduction of floor area overall. However, it would not change the external appearance of the original development. Despite the smaller basement, the level of car, motorcycle, and bicycle parking would remain unchanged from the original scheme. The Council's Highway Engineer raises no objection.

The Council's Conservation and Urban Design Officer has been consulted to consider the impact of the proposed change on the Listed Building and archaeology of the site. No objection has been raised as the proposed change is not considered to significantly affect archaeology or the heritage value of the Listed Building.

Overall, the development is considered to remain good quality and would be acceptable, subject to the conditions and the satisfactory completion of a section 106 Legal Agreement as per the original application.

2. RECOMMENDATION

The proposed Minor Material Amendment (MMA) is considered to be acceptable in planning policy terms. Therefore, this application has been recommended for approval, subject to a legal agreement and appropriate conditions.

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans referenced below and shall thereafter be retained/maintained for as long as the development remains in existence:

182-PL-300-02 Proposed Elevations AB
182-PL-301-02 Proposed Elevations CD
182-PL-302-01 Proposed Elevations EF
182-PL-400-01 Proposed Site Sections
182-PL-1001-02 Proposed Site Plan
182-PL-2001-01 Proposed Ground Floor Plan 1 of 2
182-PL-2002-01 Proposed Ground Floor Plan 2 of 2
182-PL-2011-01 Proposed First Floor Plan 1 of 2
182-PL-2012-01 Proposed First Floor Plan 2 of 2
182-PL-2021-01 Proposed Second Floor Plan 1 of 2
182-PL-2022-01 Proposed Second Floor Plan 2 of 2
2009-PL-02 (Revised Basement Plan Sheet 1)
2009-PL-03 (Revised Basement Plan Sheet 2)
2009-PL-04 (Revised Basement Plan Sheet 3)
182-PL-220-03 Ground Floor Alterations Plan
182-PL-221-03 First Floor Alterations Plan
182-PL-222-03 Second Floor Alterations Plan
182-PL-223-03 Roof Alterations Plan
182-PL-229-03 Basement Alterations Plan
182-PL-250-01-Proposed Out Buildings 1 of 2
182-PL-251-01-Proposed Out Buildings 2 of 2
182-PL-320-02 Alterations Elevation North East 1 of 2
182-PL-321-02 Alterations Elevation North East 2 of 2
182-PL-322-02 Alterations Elevation South West 1 of 3
182-PL-323-02 Alterations Elevation South West 2 of 3
182-PL-327-02 Alterations Elevation South West 3 of 3
182-PL-324-02 Alterations Elevation South East
182-PL-325-02 Alterations Elevation North West 1 of 2
182-PL-326-02 Alterations Elevation North West 2 of 2
182-PL-2031-02 Proposed Roof Plan 1 of 2
182-PL-2032-02 Proposed Roof Plan 2 of 2

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (2016).

3 COM5 General compliance with supporting documentation

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

- ENERGY STATEMENT ES1 Rev 1 received 1st October 2015 together with recommendations in revised Energy Statement 09-15-54188 ES2 received 21st December 2015 with regards to energy efficiency measures solely.
- Measures detailed in the Heritage Statement received 1st October 2015 and 'Methods Statements for Works to Listed Building document' received 23rd December 2015.

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

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (2016).

4 OM19 Construction Management Plan

The development shall be carried out in complete accordance with the details (Demolition and Construction Management Plan) approved under application ref. 12571/APP/2016/3054 dated 24-10-16. 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 policy OE1 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012).

5 COM6 Levels

The development shall be carried out in complete accordance with the details (Ground Levels) approved under application ref. 12571/APP/2016/2647 dated 12-01-17.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012).

6 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 (Nov 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 RES8 Tree Protection

The development shall be implemented and carried out in complete accordance with the details (Tree Protection) approved under application ref. 12571/APP/2016/3054 dated 24-10-16 and 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 (Nov 2012)

8 RES9 Landscaping (including for the refuse storage areas)

Prior to first occupation of the development, the landscaping scheme as approved under application ref. 12571/APP/2016/3054 dated 24-10-16 shall be implemented and completed in full accordance with the approved details and shall be retained/maintained in perpetuity.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and contributes to a number of objectives in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012), and policy 5.17 (refuse storage) of the London Plan (2016).

9 NONSC Scheme for Ecological Enhancement

Prior to first occupation of the development, the ecological enhancement scheme as approved under application ref. 12571/APP/2016/2343 dated 30-08-16 shall be implemented and completed in full accordance with the approved details and shall be retained and maintained in perpetuity as agreed.

REASON

To ensure the development contributes to ecological enhancement in accordance with policy EM7 in the Hillingdon Local Plan: Part 1 Strategic Policies (Nov 2012); policy 7.28 of the London Plan (2016); and National Planning Policy Framework (2012).

10 NONSC Inclusion of living walls/roofs

Prior to first occupation of the development, the living roofs as approved under application ref. 12571/APP/2016/2647 dated 12-01-17 shall be implemented and completed in full accordance with the agreed details. Thereafter, the living roofs shall be retained and maintained in perpetuity.

REASON: To ensure the development contributes to a number of objectives in compliance with policy 5.11 of the London Plan (2016); and the National Planning Policy Framework (2012).

11 NONSC External Lighting

Prior to first occupation of the development, details of external lighting shall be submitted and approved in writing by the Local Planning Authority. Such lighting details as agreed shall be provided prior to first occupation of the development and shall remain in perpetuity.

REASON

To safeguard the ecological interest of the site and to ensure highway safety in accordance with policies 6.3 and 7.19 of the London Plan (2016); and National Planning Policy Framework (2012).

12 COM15 Sustainable Water Management

Prior to first occupation of the development, the sustainable water management scheme as approved under application ref. 12571/APP/2016/2927 dated 12-01-17 shall be implemented and completed in full accordance with the agreed details. Thereafter, the approved details as set out in the scheme shall be retained and maintained in perpetuity as agreed.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding, conserves water supplies, and suitable infrastructure is in place to support and improve water quality in accordance with policy EM6 Flood Risk Management in the Hillingdon Local Plan: Part 1 Strategic Policies (Nov 2012); policies 5.12, 5.13, 5.14, and 5.15 of the London Plan (2016); and National Planning Policy Framework (2012).

13 COM30 Soil Testing for Contamination

Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 5.21 of the London Plan (2016); and National Planning Policy Framework (2012).

14 NONSC EA Condition 1

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The

remediation strategy shall be implemented as approved.

REASON

To ensure protection of controlled waters in accordance with policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 5.12 of the London Plan (2016) .

15 NONSC GLAAS - Archaeological

For land that is included within the stage 1 WSI as approved under application ref. 12571/APP/2016/2343 dated 30-08-16, no demolition or development shall take place other than in accordance with this approved WSI. For heritage assets of archaeological interest that have been identified by the stage 1 WSI (approved under application ref. 12571/APP/2016/2343 dated 30-08-16) then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON

To safeguard the potential archaeological interest of the site in accordance with policies BE1 and BE3 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

16 NONSC Removal of existing hardstanding

Prior to first occupation of the development, all existing hardstanding which was for staff parking associated with the previous office use accessed from the northern entrance shall be removed as illustrated on drawing No. 182-PL-1001-02 Proposed Site Plan.

Reason:

To reduce the number of car parking spaces in accordance with sustainable transport objectives as described in chapter 6 (policy 6.13) of the London Plan (2016); the design objectives as described in chapter 7 of the London Plan (2016); and the National Planning Policy Framework (2012).

17 NONSC Cycle Storage

Prior to first occupation of the development, a scheme shall be submitted to and approved in writing by the Local Planning Authority with details to provide a total of 50 secure cycle parking spaces or with details of such a combination of cycle spaces and innovative measures that meet the objectives of the London Plan standards. Unless otherwise agreed in writing by the Local Planning Authority the approved details shall be implemented as approved and thereafter be permanently retained.

REASON

To ensure that the development provides a quantum of cycle parking in accordance with policy 6.9 of the London Plan (2016).

18 RES16 Car Parking

Prior to first occupation of the development, 50 car parking spaces (inclusive of 5 disabled bays, 10 electric charging bays with a further 10 bays with passive provision) shall have been provided. Thereafter the parking bays/areas shall be permanently retained and used for no other purpose than the parking of motor vehicles associated with the consented residential units at the site.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site and meet the objectives of policy AM14 of the adopted Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and Chapter 6 of the London Plan (2016).

19 NONSC Details of gate

Prior to first occupation of the development, the pedestrian/vehicular gates/barriers into the site as approved under application ref. 12571/APP/2016/2647 dated 12-01-17 shall be implemented and completed in full accordance with the agreed details. Thereafter, the gates/barriers shall be retained and maintained in perpetuity.

REASON

In order to ensure that the development achieves an appropriate level of accessibility in accordance with policy 3.8 of the London Plan (2016) and the HDAS -Accessible Hillingdon.

20 NONSC Details of Access Road

Prior to first occupation of the development, the main access road into the site as approved under application ref. 12571/APP/2016/2647 dated 12-01-17 shall be implemented and completed in full accordance with the agreed details. Thereafter, the access road shall be retained and maintained in perpetuity.

REASON

To provide adequate access and safeguard highway safety in accordance with policy AM14 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policy 6.3 of the London Plan (2016).

21 COM7 Refuse Management Plan

Prior to first occupation of the development, the refuse hold at basement level and main refuse store shall be provided as shown on drawing Nos. 182-PL-2093 Rev 01, and 182-PL-250 Rev 01, in accordance with the Supplemental Planning Statement and 'Response to comments from Waste Development Manager' document, dated November 2015. Thereafter these arrangements shall remain in place in perpetuity.

REASON

In order to safeguard the amenities of the area, in accordance with policy OE1 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policy 5.17 of the London Plan (2016).

22 MCD10 Refuse Facilities

Prior to first occupation of the development, the refuse facilities for the site as approved under application ref. 12571/APP/2016/2647 dated 12-01-17 shall be implemented and completed in full accordance with the agreed details. Thereafter, the refuse facilities shall be retained and maintained in perpetuity.

REASON

In order to safeguard the amenities of the area, in accordance with policy OE1 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policy 5.17 of the London Plan (2016).

23 RES18 Accessible Homes/Wheelchair Units

Three of the residential dwellings within the replacement extension shall be constructed to be wheelchair adaptable meeting the standards for Category 3 M4(3) dwellings, with all remaining units excluding the units within the original listed building being accessible and adaptable meeting the standards for Category 2 M4(2), as set out in Approved Document M to the Building Regulations (2010) 2015 edition. All such provisions shall remain in place in perpetuity.

REASON

To ensure an appropriate standard of housing stock is achieved and maintained which meet the needs of disabled and elderly people in accordance with policy 3.1, 3.8, and 7.2 of the London Plan (2016) and the National Planning Policy Framework (2012).

24 NONSC Minimising Water Usage

No part of the residential development hereby approved shall be occupied until evidence has been submitted to the council confirming that the development has achieved not less than the internal water usage (WAT1) standards equivalent to Code for Sustainable Homes level 4 targets. Evidence requirements are detailed in the "Schedule of evidence required for Post Construction Stage from WAT1 of the Code for Sustainable Homes Technical Guide. Evidence must demonstrate an internal water usage rates of 105l/p/day which must be submitted to and approved by the Local Planning Authority, unless otherwise agreed in writing.

REASON

In the interests of sustainability in accordance with policy 5.3 (Sustainable Design & Construction) of the London Plan (2016).

25 NONSC Overlooking

Prior to first occupation of the development, the privacy screens for the development as approved under application ref. 12571/APP/2016/2897 shall be implemented and completed in full accordance with the agreed details. Thereafter, the privacy screens shall be retained and maintained in perpetuity.

REASON

To safeguard the amenity of future occupiers in accordance with policy BE24 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012).

26 NONSC Outdoor Amenity Areas

Prior to occupation of the relevant dwelling, each dwelling shall be provided with outdoor amenity areas for future use of their residents as hereby approved. Thereafter, the amenity areas shall so be retained in perpetuity.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 7.1 of the London Plan (2016).

27 NONSC Completion of works to the Listed Building

Prior to the first occupation of the residential development hereby approved, works to repair and convert the listed building are to be completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

28 NONSC Details of Finish

Prior to first occupation of the development, the details (external materials/details of finish) for the development as approved under application ref. 12571/APP/2016/2897 shall be implemented and completed in full accordance with the agreed details. Thereafter, the approved details shall be retained and maintained in perpetuity.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (2012).

29 NONSC Gym and Pool for Residents only

The gymnasium and pool at basement level hereby approved shall be used for residents of the development only and shall not operate commercially or be open for public use.

REASON

To safeguard the residential amenity of occupiers of the development to ensure there is appropriate transport arrangements in accordance with policies 6.3 and 6.13 of the London Plan (2016).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2016) and national guidance.

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| AM13 | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes |
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| AM14 | New development and car parking standards. |
| AM15 | Provision of reserved parking spaces for disabled persons |
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM8 | Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes |
| BE10 | Proposals detrimental to the setting of a listed building |
| BE11 | Proposals for the demolition of statutory listed buildings |
| 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. |
| BE39 | Protection of trees and woodland - tree preservation orders |
| BE8 | Planning applications for alteration or extension of listed buildings |
| BE9 | Listed building consent applications for alterations or extensions |
| EC2 | Nature conservation considerations and ecological assessments |
| EC3 | Potential effects of development on sites of nature conservation importance |
| EC4 | Monitoring of existing sites of nature conservation importance and identification of new sites |
| EC5 | Retention of ecological features and creation of new habitats |
| EC6 | Retention of wildlife habitats on derelict or vacant land |
| EM2 | (2012) Green Belt, Metropolitan Open Land and Green Chains |
| EM6 | (2012) Flood Risk Management |
| H11 | Provision of affordable housing |
| H4 | Mix of housing units |
| H6 | Considerations influencing appropriate density in residential development. |
| H8 | Change of use from non-residential to residential |
| H9 | Provision for people with disabilities in new residential developments |
| R16 | Accessibility for elderly people, people with disabilities, women and children |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006 |
| LPP 2.6 | (2016) Outer London: vision and strategy |

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| LPP 2.8 | (2016) Outer London: Transport |
| LPP 2.18 | (2016) Green Infrastructure: the multi functional network of open and green spaces |
| LPP 3.1 | (2016) Ensuring equal life chances for all |
| LPP 3.3 | (2016) Increasing housing supply |
| LPP 3.4 | (2015) Optimising housing potential |
| LPP 3.5 | (2016) Quality and design of housing developments |
| LPP 3.6 | (2016) Children and young people's play and informal recreation facilities |
| LPP 3.8 | (2016) Housing Choice |
| LPP 3.9 | (2016) Mixed and Balanced Communities |
| LPP 3.10 | (2016) Definition of affordable housing |
| LPP 3.11 | (2016) Affordable housing targets |
| LPP 3.12 | (2016) Negotiating affordable housing on individual private residential and mixed-use schemes |
| LPP 3.13 | (2016) Affordable housing thresholds |
| LPP 5.1 | (2016) Climate Change Mitigation |
| LPP 5.2 | (2016) Minimising Carbon Dioxide Emissions |
| LPP 5.3 | (2016) Sustainable design and construction |
| LPP 5.4 | (2016) Retrofitting |
| LPP 5.7 | (2016) Renewable energy |
| LPP 5.8 | (2016) Innovative energy technologies |
| LPP 5.9 | (2016) Overheating and cooling |
| LPP 5.10 | (2016) Urban Greening |
| LPP 5.11 | (2016) Green roofs and development site environs |
| LPP 5.12 | (2016) Flood risk management |
| LPP 5.13 | (2016) Sustainable drainage |
| LPP 5.14 | (2016) Water quality and wastewater infrastructure |
| LPP 5.17 | (2016) Waste capacity |
| LPP 5.18 | (2016) Construction, excavation and demolition waste |
| LPP 5.21 | (2016) Contaminated land |
| LPP 6.1 | (2016) Strategic Approach |
| LPP 6.3 | (2016) Assessing effects of development on transport capacity |
| LPP 6.5 | (2016) Funding Crossrail and other strategically important transport infrastructure |
| LPP 6.9 | (2016) Cycling |
| LPP 6.11 | (2016) Smoothing Traffic Flow and Tackling Congestion |
| LPP 6.12 | (2016) Road Network Capacity |
| LPP 6.13 | (2016) Parking |
| LPP 7.1 | (2016) Lifetime Neighbourhoods |
| LPP 7.2 | (2016) An inclusive environment |
| LPP 7.3 | (2016) Designing out crime |
| LPP 7.4 | (2016) Local character |
| LPP 7.5 | (2016) Public realm |
| LPP 7.6 | (2016) Architecture |
| LPP 7.8 | (2016) Heritage assets and archaeology |
| LPP 7.9 | (2016) Heritage-led regeneration |
| LPP 7.13 | (2016) Safety, security and resilience to emergency |
| LPP 7.14 | (2016) Improving air quality |
| LPP 7.15 | (2016) Reducing and managing noise, improving and enhancing the |

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| | acoustic environment and promoting appropriate soundscapes. |
| LPP 7.16 | (2016) Green Belt |
| LPP 7.18 | (2016) Protecting open space and addressing deficiency |
| LPP 7.19 | (2016) Biodiversity and access to nature |
| LPP 7.21 | (2016) Trees and woodlands |
| LPP 8.1 | (2016) Implementation |
| LPP 8.2 | (2016) Planning obligations |
| LPP 8.3 | (2016) Community infrastructure levy |
| LPP 8.4 | (2016) Monitoring and review |
| NPPF1 | NPPF - Delivering sustainable development |
| NPPF4 | NPPF - Promoting sustainable transport |
| NPPF6 | NPPF - Delivering a wide choice of high quality homes |
| NPPF7 | NPPF - Requiring good design |
| NPPF9 | NPPF - Protecting Green Belt land |
| NPPF11 | NPPF - Conserving & enhancing the natural environment |
| NPPF12 | NPPF - Conserving & enhancing the historic environment |

3 159 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 (Nov 2012)), then London Plan Policies. 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.

4 11 Building to Approved Drawing

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

5 115 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.

6

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership. Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk.

7 I2 Encroachment

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

8 I21 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

9 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

10 I45 Discharge of Conditions

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

11 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).

12

The Council's Waste Service should be consulted about refuse storage and collection arrangements. 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

The applicant is advised that the detailed design of the underground car park must be undertaken with the input of fully qualified Structural and Highways Engineers.

14

You are advised that the Council is in the process of introducing no right turns from Harvil Road into 'The Drive' and into Highfield Drive during 7.00 am to 10.00 am. For further details please consult the Council's Highway Team.

15

Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs. Condition 15 is exempt from deemed discharge under schedule 6 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.

16

Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

17

This permission is liable for a contribution under the Community Infrastructure Levy (CIL) and a separate CIL liability notice will be provided for your consideration.

18

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).

19

The Council's Environmental Protection Unit (EPU) must be consulted for their advice when importing soil to the site. (Condition No. 14)

20

You are advised to consult the Council's Environmental Protection Unit to seek prior

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

21 I47A Damage to Verge - For Private Roads:

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

22 I62 Potential Bird Hazards from Buildings

The applicant is advised that any flat/shallow pitched or green roof on buildings have the potential to attract gulls for nesting, roosting and loafing and loafing purposes. The owners/occupiers of the building must ensure that all flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar.

The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airside Operations staff. In some instances it may be necessary to contact BAA Airside Operations staff before bird dispersal takes place. The contact would be Gary Hudson, The Development Assurance Deliverer for Heathrow Airport on 020 8745 6459.

The owner/occupier must remove any nests or eggs found on the roof. The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs. For further information please see the attached Advice Note 8 - 'Potential Bird Hazards From Building Design'.

23 IT05 Wildlife and Countryside Act 1981

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

You are also advised that the submitted Ecological Report: Great Crested Newt Surveys and Mitigation Strategy, by TMA refers to the proposed mitigation strategy which is likely to require prior approval from Natural England.

3. CONSIDERATIONS

3.1 Site and Locality

The site known as Harefield Place measures approximately 3.69 hectares and comprises office accommodation with associated parking and landscaped grounds. The land falls dramatically away from the existing buildings to the south west and rises up to a plateau to

the north east, beyond the main front of the building. There are some remnants of early landscaping remaining such as a large informal pond located to the east of the house.

The original house is grade II listed and dates from the late 18th century. It comprises a building of 2 storeys, an attic plus basement. The centre block is 8 windows wide, with 3 windows wide projecting end pavilions. It is constructed of stock brick with a stone cornice and stone-coped parapet concealing hipped slate roofs with a modern cupola. There are gauged, near-flat brick arches to the sash windows (all modern) with glazing bars and a central Doric porch. Below this is a two leaf, 6-panel double door with elliptical patterned fanlight over. The garden front has a 7-window centre block with stepped, set-back side wings of 2 and 3 bays and stone pilasters to the corners. There is a segmental one-storey bow to the right of centre and a number of dormers to the roof.

The grade II listed building was originally known as Harefield Lodge and was built in 1785/86 by Architect Henry Couchman for Sir Rodger Newdigate. It was significantly extended around 1805 by Jane Parker and again in the early 20th Century. In 1935 Harefield Place was acquired by Middlesex County Council for use as an annexe to Hillingdon County Hospital. It was named the Harefield Country Hospital and had 51 beds and 12 cots. In 1958, the old stable was demolished because of its dangerous condition and its site made into a car park. At this time, the driveway was also resurfaced. The Hospital closed in 1965 but before this the wards were temporarily converted to provide accommodation for nursing staff from Hillingdon Hospital.

The building was vacant between 1965 and 1978 and as a result fell into a dilapidated condition. In 1981 consent for its change of use to office and for the presently existing side extension was granted and subsequently constructed. From 1991 the building was used by Blockbusters as their headquarters. The building has been partially vacant since 2004 and fully vacant for over two years since Blockbuster went into administration in December 2012, consequently its condition has deteriorated rapidly over the last few years.

The site is located on The Drive, a private road, approximately half a mile north of the A40 motorway, one mile from Ickenham Village Centre and situated within the Parish of Harefield which is part of Uxbridge District. 'The Drive' which delineates the eastern boundary of the site comprises of mainly two storey-detached houses which are of mixed architectural style and quality set in medium to large plots. To the north of the site there is open land and to the south and south west is Ickenham Golf Course.

The whole of the site is located within the Metropolitan Green Belt, a Nature Conservation Site of Borough Grade II or Local Importance and the Colne Valley Park. At present the grounds are unmaintained and overgrown. The existing site benefits from 96 car parking spaces and has a Public Transport Accessibility Level (PTAL) of 1a, on a scale of 1 to 6, where 1 represents the lowest level of public accessibility. The site is covered by Tree Preservation Order No. 236 and it is also within an Archaeological Priority Zone as designated within the emerging Local Plan Part 2.

3.2 Proposed Scheme

The proposal relates to a Section 73 application to vary condition 2 (drawing nos.) for a Minor Material Amendment (MMA) to planning permission ref. 12571/APP/2015/3649 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing

entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings) comprising changes to the basement layout.

Therefore, the only material change to the scheme relates to the basement. The changes are as follows:

1. Reduction of basement floor area ("Triangular Section" measuring approximately 18sqm) located immediately south of the ramp that was to be used for storage units
3. Reduction of basement floor area ("Northern section" measuring approximately 225sqm) located immediately north of where the ramp enters the basement that was to accommodate 10 car parking spaces
3. Enlargement of basement on its eastern side ("Eastern Section" measuring approximately 180sqm) and re-arrangement of general parking layout including moving the doorway to the main core to re-provide 10 car parking spaces and to create a plant room.

Overall, the proposal would result in a reduction of floor area of approximately 27sqm. However, the level of car and cycle parking would remain as existing.

3.3 Relevant Planning History

12571/APP/2015/3649 Harefield Place The Drive Ickenham

Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings.

Decision: 27-01-2016 Approved

12571/APP/2015/3650 Harefield Place The Drive Ickenham

Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings (Application for Listed Building Consent).

Decision: 20-01-2016 Approved

12571/APP/2016/2343 Harefield Place The Drive Ickenham

Details pursuant to condition 9 (Ecological Enhancement Scheme) and partial discharge of condition 15 (stage 1 - Archaeological Written Scheme of Investigation) of planning permission 12571/APP/2015/3649 dated 03-06-2016 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings).

Decision: 30-08-2016 Approved

12571/APP/2016/2647 Harefield Place The Drive Ickenham

Submission of details pursuant to conditions 5 (Levels), 10 (Living Roof), 17 (Cycle Parking), 19 (Gates/Barriers), 20 (Access Road) and 22 (Refuse Storage) of planning permission ref: 12571/APP/2015/3649 dated 03-06-2016 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings).

Decision: 12-01-2017 Approved

12571/APP/2016/2927 Harefield Place The Drive Ickenham

Submission of details pursuant to condition 12 (Water Management) of planning permission ref: 12571/APP/2015/3649 dated 03-06-2016 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings).

Decision: 12-01-2017 Approved

12571/APP/2016/3054 Harefield Place The Drive Ickenham

Details pursuant to conditions 4 (Demolition & Construction Management), 7 (Tree Protection) and 8 (Landscaping Scheme) of planning permission ref. 12571/APP/2015/3649 dated 03-06-2016 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings).

Decision: 24-10-2016 Approved

12571/APP/2016/4137 Harefield Place The Drive Ickenham

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1969 for variation of condition 2 (drawing nos.) for an amendment to Listed Building Consent ref. 12571/APP/2015/3650 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on 'The Drive' and existing secondary servicing access with ancillary outbuildings (Application for Listed Building Consent) comprising changes to basement layout.)

Decision:

Comment on Relevant Planning History

The original planning permission ref. 12571/APP/2015/3649 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a

replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings) was granted on the 27th January 2016.

4. Planning Policies and Standards

Please see list of relevant planning policies below.

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
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.H1 (2012) Housing Growth
- PT1.H2 (2012) Affordable Housing
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- BE10 Proposals detrimental to the setting of a listed building
- BE11 Proposals for the demolition of statutory listed buildings
- 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.

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| 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. |
| BE39 | Protection of trees and woodland - tree preservation orders |
| BE8 | Planning applications for alteration or extension of listed buildings |
| BE9 | Listed building consent applications for alterations or extensions |
| EC2 | Nature conservation considerations and ecological assessments |
| EC3 | Potential effects of development on sites of nature conservation importance |
| EC4 | Monitoring of existing sites of nature conservation importance and identification of new sites |
| EC5 | Retention of ecological features and creation of new habitats |
| EC6 | Retention of wildlife habitats on derelict or vacant land |
| EM2 | (2012) Green Belt, Metropolitan Open Land and Green Chains |
| EM6 | (2012) Flood Risk Management |
| H11 | Provision of affordable housing |
| H4 | Mix of housing units |
| H6 | Considerations influencing appropriate density in residential development. |
| H8 | Change of use from non-residential to residential |
| H9 | Provision for people with disabilities in new residential developments |
| R16 | Accessibility for elderly people, people with disabilities, women and children |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006 |
| LPP 2.6 | (2016) Outer London: vision and strategy |
| LPP 2.8 | (2016) Outer London: Transport |
| LPP 2.18 | (2016) Green Infrastructure: the multi functional network of open and green spaces |
| LPP 3.1 | (2016) Ensuring equal life chances for all |
| LPP 3.3 | (2016) Increasing housing supply |
| LPP 3.4 | (2015) Optimising housing potential |
| LPP 3.5 | (2016) Quality and design of housing developments |
| LPP 3.6 | (2016) Children and young people's play and informal recreation facilities |
| LPP 3.8 | (2016) Housing Choice |
| LPP 3.9 | (2016) Mixed and Balanced Communities |
| LPP 3.10 | (2016) Definition of affordable housing |

- LPP 3.11 (2016) Affordable housing targets
- LPP 3.12 (2016) Negotiating affordable housing on individual private residential and mixed-use schemes
- LPP 3.13 (2016) Affordable housing thresholds
- LPP 5.1 (2016) Climate Change Mitigation
- LPP 5.2 (2016) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2016) Sustainable design and construction
- LPP 5.4 (2016) Retrofitting
- LPP 5.7 (2016) Renewable energy
- LPP 5.8 (2016) Innovative energy technologies
- LPP 5.9 (2016) Overheating and cooling
- LPP 5.10 (2016) Urban Greening
- LPP 5.11 (2016) Green roofs and development site environs
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 5.14 (2016) Water quality and wastewater infrastructure
- LPP 5.17 (2016) Waste capacity
- LPP 5.18 (2016) Construction, excavation and demolition waste
- LPP 5.21 (2016) Contaminated land
- LPP 6.1 (2016) Strategic Approach
- LPP 6.3 (2016) Assessing effects of development on transport capacity
- LPP 6.5 (2016) Funding Crossrail and other strategically important transport infrastructure
- LPP 6.9 (2016) Cycling
- LPP 6.11 (2016) Smoothing Traffic Flow and Tackling Congestion
- LPP 6.12 (2016) Road Network Capacity
- LPP 6.13 (2016) Parking
- LPP 7.1 (2016) Lifetime Neighbourhoods
- LPP 7.2 (2016) An inclusive environment
- LPP 7.3 (2016) Designing out crime
- LPP 7.4 (2016) Local character
- LPP 7.5 (2016) Public realm
- LPP 7.6 (2016) Architecture
- LPP 7.8 (2016) Heritage assets and archaeology
- LPP 7.9 (2016) Heritage-led regeneration
- LPP 7.13 (2016) Safety, security and resilience to emergency
- LPP 7.14 (2016) Improving air quality
- LPP 7.15 (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- LPP 7.16 (2016) Green Belt

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| LPP 7.18 | (2016) Protecting open space and addressing deficiency |
| LPP 7.19 | (2016) Biodiversity and access to nature |
| LPP 7.21 | (2016) Trees and woodlands |
| LPP 8.1 | (2016) Implementation |
| LPP 8.2 | (2016) Planning obligations |
| LPP 8.3 | (2016) Community infrastructure levy |
| LPP 8.4 | (2016) Monitoring and review |
| NPPF1 | NPPF - Delivering sustainable development |
| NPPF4 | NPPF - Promoting sustainable transport |
| NPPF6 | NPPF - Delivering a wide choice of high quality homes |
| NPPF7 | NPPF - Requiring good design |
| NPPF9 | NPPF - Protecting Green Belt land |
| NPPF11 | NPPF - Conserving & enhancing the natural environment |
| NPPF12 | NPPF - Conserving & enhancing the historic environment |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th December 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14 neighbour notification letters were sent the 10th November 2016, site notices were erected on the 14th November 2016 and 23rd November 2016, and an advert published on the 23rd November 2016. The statutory neighbour consultation period expired the 14th December 2016. No public consultation responses were received.

ENVIRONMENT AGENCY

No comment

TFL

No objection

HISTORIC ENGLAND

No comment

GLAAS

No objection

GLA

No objection. No further referral required.

DESIGNING OUT CRIME OFFICER (METROPOLITAN POLICE)

No objection

NATURAL ENGLAND

No comment

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

No objection

CONSERVATION AND URBAN DESIGN OFFICER

No objection

HIGHWAYS

No objection

TREE & LANDSCAPING OFFICER

No objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development has already been established under the original planning permission ref. 12571/APP/2015/3649. The principle is considered to be compliant with adopted local policies, the London Plan, and the NPPF.

7.02 Density of the proposed development

The proposal would not affect the density of development that was established under the original planning permission ref. 12571/APP/2015/3649.

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

The Council's Conservation and Urban Design Officer has been consulted to consider the impact of the proposed change on the Listed Building and archaeology of the site. No objection has been raised as the proposed change is not considered to significantly affect archaeology or the heritage value of the Listed Building. On this basis, the proposal is considered to be acceptable.

7.04 Airport safeguarding

The proposal would not be considered to raise any new airport safeguarding concerns.

7.05 Impact on the green belt

The proposed Minor Material Amendment hereby sought relates to the basement of the development. The original scheme would not differ in its external appearance. Therefore, the impact on the Green Belt would be acceptable.

7.06 Environmental Impact

Please see other relevant parts of this report for consideration of the environmental impact of the proposal.

7.07 Impact on the character & appearance of the area

The proposed Minor Material Amendment hereby sought relates to the basement of the development. The original scheme would not differ in its external appearance. Therefore,

the impact on the character and appearance of the area is considered to be acceptable.

7.08 Impact on neighbours

The proposed Minor Material Amendment hereby sought relates to the basement of the development. The original scheme would not differ in its external appearance. The change would not materially differ in its relationship with neighbouring properties. On this basis, the proposal would be acceptable in this regard.

7.09 Living conditions for future occupiers

The proposed Minor Material Amendment hereby sought relates to the basement of the development. It involves marginally enlarging it and altering its layout. The proposal would not detrimentally impact the quality of the accommodation available for future occupants.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The level of car, motorcycle, and bicycle parking would remain unchanged from the original scheme. The Council's Highway Engineer has been consulted and assessed the merits of the change. No objection has been raised and the proposal is not considered to raise any traffic, parking, or highway safety issues. Therefore, it is acceptable in this regard.

7.11 Urban design, access and security

The proposal is not considered to raise any new issues with regards to urban design, access, or security.

7.12 Disabled access

The proposal would not alter the number or layout of the originally approved accessible parking bays. The pedestrian access from the main core to the basement would be re-positioned. However, it would not raise any concerns with regards to disabled access.

7.13 Provision of affordable & special needs housing

The proposal would not change the level of affordable and special needs housing provision

7.14 Trees, Landscaping and Ecology

The proposed Minor Material Amendment hereby sought relates to the basement of the development. The original scheme would not differ in its external appearance. The removal of the Northern Section and Triangular Section (as described in the 'Proposal Scheme' segment of this report) are likely to enable better protection of existing trees and allow for some improved landscaping as there would be a greater root area available for plants. The additional Eastern Section of the basement hereby sought would be largely located under existing and proposed hardstanding. Therefore, on this basis, the proposal would be acceptable in terms of trees, landscaping, and ecology.

7.15 Sustainable waste management

The proposal would not change the waste arrangements to the original development.

7.16 Renewable energy / Sustainability

The proposal would not change the renewable or sustainability arrangements to the original development.

7.17 Flooding or Drainage Issues

The proposal would reduce the overall footprint of the basement. Nor would it increase the overall width or depth of the basement. Therefore, the proposal is not considered to raise any new flooding or drainage issues beyond that considered on the original planning application.

7.18 Noise or Air Quality Issues

The proposal would not raise any new noise or air quality issues.

7.19 Comments on Public Consultations

Please see 'External Consultees' section of this report for consideration of comments from the public.

7.20 Planning Obligations

The proposal would not change any planning obligations associated with the original planning permission.

7.21 Expediency of enforcement action

Not relevant to the determination of this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic.

Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

The original planning permission ref. 12571/APP/2015/3649 (Demolition of existing modern U shaped extension. Conversion of existing Grade II listed building and erection of a replacement extension building to provide 25 self-contained apartments (Class C3), with associated basement car, cycle and motorcycle parking, private and communal amenity spaces and landscape enhancement, retaining existing entrance piers, the main vehicular entrance on The Drive and existing secondary servicing access with ancillary outbuildings) was granted on the 27th January 2016.

This application seeks a Minor Material Amendment (MMA) to change the basement layout resulting in a reduction of floor area overall. However, it would not change the external appearance of the original development. Despite the smaller basement, the level of car, motorcycle, and bicycle parking would remain unchanged from the original scheme. The Council's Highway Engineer raises no objection.

The Council's Conservation and Urban Design Officer has been consulted to consider the impact of the proposed change on the Listed Building and archaeology of the site. No objection has been raised as the proposed change is not considered to significantly affect archaeology or the heritage value of the Listed Building.

Overall, the development is considered to remain good quality and would be acceptable, subject to the conditions and the satisfactory completion of a section 106 Legal Agreement as per the original application.

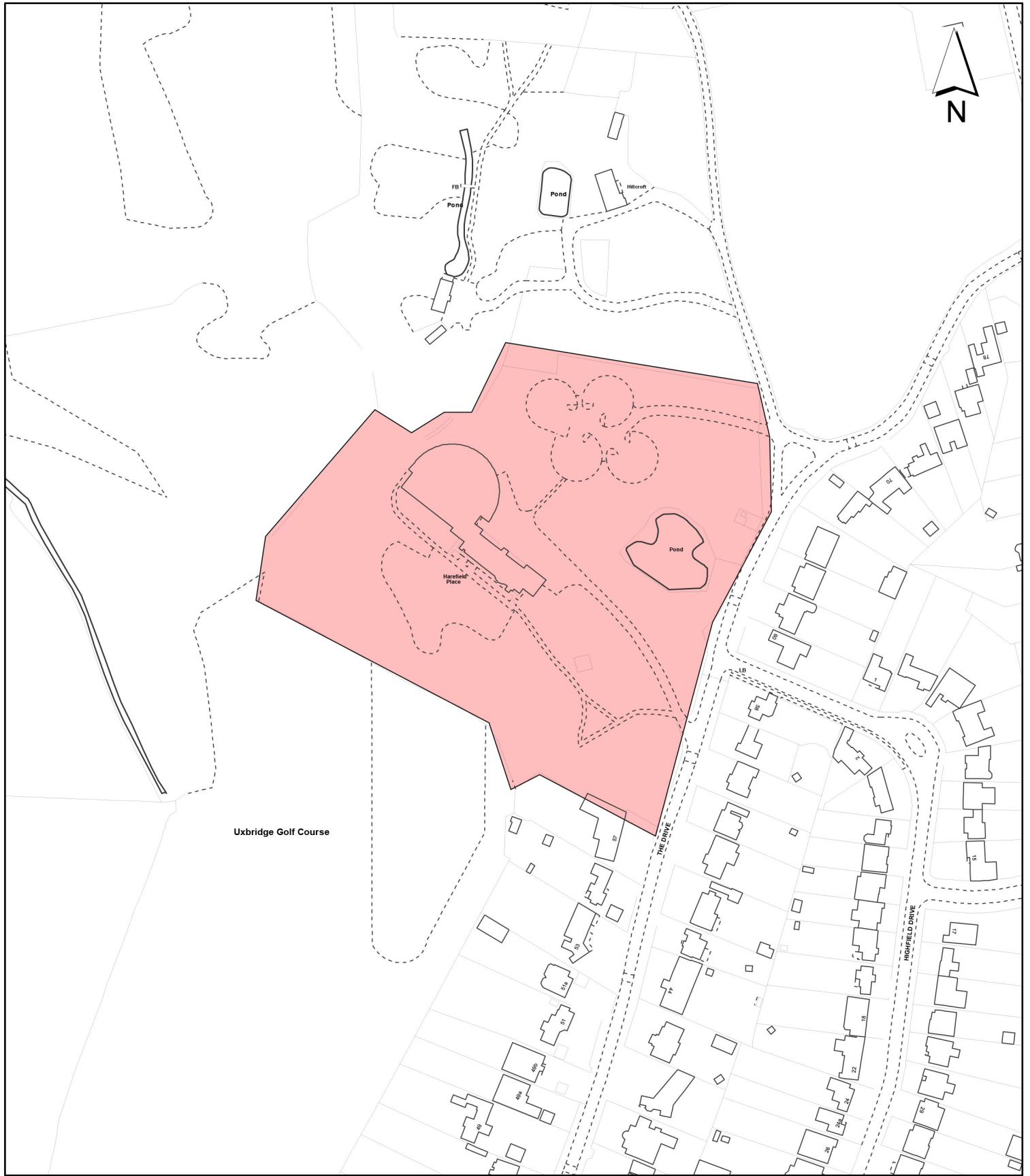
11. Reference Documents

The Hillingdon Local Plan: Part 1 - Strategic Policies (8th November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework (2012)
Technical Housing Standards - Nationally described space standards (2015)
Council's Supplementary Planning Guidance - Air Quality
Council's Supplementary Planning Guidance - Community Safety
Council's Supplementary Planning Guidance - Land Contamination
Council's Supplementary Planning Document - Accessible Hillingdon
Council's Supplementary Planning Document - Affordable Housing
Council's Supplementary Planning Document - Noise
Council's Supplementary Planning Document - Planning Obligations

The Mayor's Housing Supplementary Planning Guidance

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Notes:

 Site boundary

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Planning Application Ref:
12571/APP/2016/3950

Scale:
1:2,500

Planning Committee:
Major

Date:
February 2017



HILLINGDON
 LONDON