

Report of the Head of Planning, Sport and Green Spaces

Address 1ST NORTHWOOD SCOUT GROUP HQ., 87 NORTHWOOD WAY
NORTHWOOD

Development: Replacement Scout Hut with provision of disabled access and extension of site curtilage.

LBH Ref Nos: 21177/APP/2016/4383

Drawing Nos: 42/69300/B
site plan
location plan OS

Date Plans Received: 05/12/2016 **Date(s) of Amendment(s):**
Date Application Valid: 05/12/2016

1. **SUMMARY**

The site is currently occupied by the 1st Northwood Scout Group. Established at the outbreak of WW1 the 1st Northwood Scout's have been in their current location in Northwood Way for over 40 years. The existing single storey hut has reached the end of it's useful life and the group are seeking planning permission to replace it with a new building of similar height and length but slightly wider, with improved facilities and a DDA compliant access.

The site is adjacent to the Hog's Back open space, a nature conservation area owned by the Council. Hillingdon has agreed to lease a 7 metre wide strip of the open space to the scouts to be incorporated into their site in order to provide them with additional space for outdoor activities. Apart from the relocation of the boundary fence no building work is proposed on this strip of leased land. A condition is recommended requiring the planting of a hedge along the boundary with the open space. This would greatly improve the appearance of this boundary which is currently a rather dilapidated and unattractive looking palisade fence.

As this application involves Council land it is being reported to the Major Applications Committee for determination.

The proposed development would provide an inclusive, improved community facility and more a attractive development.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

COM4

~~The development hereby proposed is permitted in complete accordance with the details shown on the submitted plans, namely the location plan, site plan and floor and elevation plan (drawing number: 42/69300/B) and shall thereafter be retained/maintained for as long as the development remains in existence.~~

REASON

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

Design and Access Statement

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

REASON

To ensure that the development complies with the objectives of relevant policies of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM12 Use Within Same Use Class

The premises shall be used as a Scout Hut and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

In the interests of the amenities of neighbouring residents and the characteristics of the surrounding area, in accordance with Policies BE 13 ad OE 1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved Landscape Specification (dated 13th February 2017) and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

REASON

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

6 COM22 Operating Hours

The premises shall not be used except between 9:00 AM and 22:00 PM Mondays - Fridays and 10:00 AM and 18:00 PM Sundays and Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 COM10 Tree to be retained

Trees, hedges and shrubs to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

8 M4 Means of Enclosure - erection and retention

The 2 metre high palisade fencing and boundary hedging shall be erected/planted before the development is occupied and shall be permanently retained thereafter.

REASON

To safeguard the privacy of adjoining residents in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 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 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.

2 147 Damage to Verge - For Council Roads:

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is occupied by a detached, single-storey building which serves as a scout hut. The building has a mixture of timber clad and tile hung walls with a pitched gable roof above. There are a number of small, detached ancillary buildings positioned around the site and a proportion of the curtilage has been concreted to provide on-site hard surfaced parking facilities. The site boundary is marked by an approximately 2 metre high metal palisade fence which has been painted green. A broken section of hedgerow runs along part of the site boundary and there are also a number of trees of mixed height and species within the site. The site is accessed via a dropped kerb on Northwood Way and a gate within the perimeter fence.

The site is located on an urban road which is flanked, on most sections, by a broadly linear arrangement of detached bungalow dwellings which occupy close to the full width of their

respective plots. There is a school directly opposite the site whilst adjacent to the south is Hog's Back Nature Conservation Site which is of Borough Grade II Importance. The proposed enlargement of the site will incorporate a small portion of the conservation site.

3.2 Proposed Scheme

The proposal involves the demolition of the existing scout hut occupying the site as well as a small, detached ancillary buildings and replacement with a new scout hut measuring 27 metres in length by 9 metres in width. The building will have redwood shiplap clad elevation walls and a tiled gable roof with a ridge height of approximately 4.5 metres and an eaves height of approximately 2.5 metres. An entrance porch measuring 4.8 metres in width will project 2.4 metres from one side of the building and this will be served by a disabled access ramp.

In addition, the perimeter of the site will be marginally extended to the south, annexing a section of the open space adjoining the site which currently forms part of the Hog's Back Nature Conservation Site.

The site lies within the built area as defined within the Local Plan. The development involves the provision of a Community Facility, the principle for which is deemed to be acceptable, subject to it satisfying relevant policy criteria as per R 10 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

The proposed development does not result in a net gain of floor space that would exceed 100 square metres and, as such, would not be subject to a CIL payment.

3.3 Relevant Planning History

21177/C/86/1349 1st Northwood Scout Group Hq., 87 Northwood Way Northwood
Retention of permission 21177/810446(P)

Decision: 29-09-1986 ALT

21177/E/91/1400 1st Northwood Scout Group Hq., 87 Northwood Way Northwood
Renewal of temporary planning permission ref. 21177C/86/1349 dated 29.9.86; Retention and continued use of Scout Headquarters

Decision: 27-11-1991 ALT

21177/G/93/1566 1st Northwood Scout Group Hq., 87 Northwood Way Northwood
Retention and continued use of Scout Headquarters; Renewal of planning permission ref. 21177E/91/1400 dated 27.11.91

Decision: 25-02-1994 ALT

Comment on Relevant Planning History

The use of the site for the siting of a scout hut has been established for a period of at least 40 years.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.CI2 (2012) Leisure and Recreation
- PT1.CI3 (2012) Culture
- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.EM4 (2012) Open Space and Informal Recreation

Part 2 Policies:

- AM10 Incorporation in new developments of additions to the proposed cycle network
- 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
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- BE13 New development must harmonise with the existing street scene.
- 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.
- 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
- BE5 New development within areas of special local character
- EC3 Potential effects of development on sites of nature conservation importance
- EC5 Retention of ecological features and creation of new habitats
- LPP 4.12 (2016) Improving opportunities for all
- LPP 5.3 (2016) Sustainable design and construction
- LPP 6.13 (2016) Parking
- LPP 7.13 (2016) Safety, security and resilience to emergency
- LPP 7.15 (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.

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 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 8.3	(2016) Community infrastructure levy
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R4	Proposals that would involve the loss of recreational open space

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

NORTHWOOD HILLS RESIDENTS' ASSOCIATION: Pleased to support this application which will provide much improved facilities for today's Scouts (including Beaver Scouts, Cub Scouts, Explorer Scouts) and future generations. We request the application be approved.

EASTCOTE CONSERVATION PANEL: The current building is decades old, without facilities and disabled access. This upgrade is long over due. It will enable this energetic go ahead group to continue it's work in the community. We ask for the application to be approved.

Internal Consultees

SUSTAINABILITY OFFICER: I have no objection to the proposed development. The construction of the new scout hut on broadly the same footprint as the previous structure will have a minimal impact in terms of ecology. The site is within a site of importance for nature conservation (SINC) (Borough Grade 2). However, there is a negligible net loss as a consequence of the development and the integrity of the SINC will not be compromised.

LANDSCAPE ARCHITECT: No objection subject to the implementation of the agreed landscaping plan and standard protection measures for those trees identified in the accompanying site plan / tree survey.

CONSERVATION & URBAN DESIGN:

This is a timber scout hut, set behind a thick screen of shrubs and trees, within the wooded hill top

open space, in the Hillside, Northwood Hills Area of Special Local Character.

The hut, which has been there for many years and has had various rather unsightly additions made to it, would be entirely replaced. The new timber hut would be of similar length but of greater width. Whilst not an issue in terms of increased footprint, the additional width will result in a taller building of proportionately greater bulk. It is thus recommended that the planting at the front is maintained and that a vigorous hedge is established along the new flank boundary within the open space.

Provision of disabled access is referred to in the description of development this should be secured by condition.

RECOMMENDATION: Acceptable, subject to screening of the flank boundary and confirmation of level access.

HIGHWAYS:

This application is for the replacement of an existing scout hut in Northwood Way Northwood. The existing concrete structure is to be replaced by a wooden one that is slightly larger than the existing. The 1st Northwood Scouts have an existing scout building on the site with an access off Northwood Way. There is a bus stop directly outside the site and it has a PTAL value of 2 (poor). There are waiting restrictions close to the site as a result of the bus stop outside the property. The scout hut is located directly opposite Hillside Primary School. From the DAS it is suggested that the existing building structure has problems and needs replacing. The building is big enough for 40 scouts to be accommodated and the site has enough space to provide some off-street car parking for a couple of vehicles. The DAS indicates that the facility will be used for scout related activities during evenings and weekends. It would seem appropriate to me to condition the use to preclude lettings to private social gatherings in order to restrict traffic generation at the site. On the basis of the above comments I have no significant concerns over the above application.

(Officer comment: A restrictive use condition will be attached).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within the built area as defined within the Local Plan. The development involves the provision of a Community Facility, the principle for which is deemed to be acceptable, subject to it satisfying relevant policy criteria as per R 10 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.02 Density of the proposed development

The proposal will not alter the density of development on Northwood Way as it involves the replacement of a single building with a single new building.

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

The proposed building will be set back from the site frontage, reflecting the overall characteristic of the street layout where all buildings are set back from the pavement, creating a sense of openness. The building will also be stepped in from the site boundaries, ensuring a visual gap is maintained between neighbouring buildings, thereby preserving this characteristic of the street and the wider surrounding Area of Special Character.

7.07 Impact on the character & appearance of the area

The proposed building will be set back from the site frontage, reflecting the overall characteristic of the street layout where all buildings are set back from the pavement, creating a sense of openness. The building will also be stepped in from the site boundaries, ensuring a visual gap is maintained between neighbouring buildings, thereby

preserving this characteristic of the street and the wider surrounding Area of Special Character.

The building itself will be a single-storey structure with a gable ended roof that will appear largely in keeping with the bungalow dwellings within the surrounding area, some of which have gable ended projections to the front. As such, it will not appear incongruous. Further, given its modest height, its presence within the street scene will not be overly dominant.

The current building is in a dilapidated state and it is considered that the proposed building will improve the overall street scene, with further enhancement provided by the associated landscaping scheme. It is therefore considered that the proposed development meets the requirements of policies BE 5 and BE 13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 7.4 and 7.6 of the London Plan (2016).

The increase in the size of the site will result in the loss of a portion of the Hog's Back Nature Conservation Site. This is considered to be acceptable as the area of land acquired is small in proportion to the overall size of the site which is approximately 42392 m². In addition, no significant ecological features will be lost as the area consists of closely mown grass only. The acquired area will be landscaped and provide ecological enhancements that will complement the adjoining Conservation Site, it will not be built on and a new native boundary hedge will provide a sympathetic transition between the site and the nature reserve. It is therefore considered that the proposal satisfies policies BE 38, EC 3, EC 5 and R 4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 2.18, 7.18 and 7.19 of the London Plan (2016).

7.08 Impact on neighbours

The proposed new structure is a single-storey building that will be stepped in from site boundaries and be similar to the existing building in terms of height and footprint. Given the modest height of the building, and the presence of approximately 2 metre high boundary fencing and screening, it is not considered that the proposed building will appear overbearing or cause overshadowing nor will it provide the opportunity for undue levels of overlooking. The proposed development is therefore in accordance with BE 19, BE 20, BE 21, BE 24 and OE 1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

The site is located within a broadly residential area, with housing bordering Northwood Way to the north as well as on surrounding residential roads and, as such, it is important that the use does not result in unacceptable disruption or disturbance to neighbouring residents. Planning records show that the site has been occupied by a Scout Hut for a continuous period of at least 40 years and it is noted that previous permissions have prohibited the use of the building after 22:00 PM and this condition will also be applied to the current application. It is considered that, provided this condition is adhered to, there will be no unacceptable disturbance of neighbouring residents and the proposal complies with policies OE 1 and OE 3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 7.15 of the London Plan (2016).

The Council's Environmental Protection Unit have requested that details of any plant and machinery that will be installed are supplied in order to be assessed for the potential to cause disturbance to neighbouring residents. In addition, a condition will be attached setting maximum noise generation on site.

7.09 Living conditions for future occupiers

The proposed new scout hut will provide improved conditions, facilities and accessibility for users as the current building is in a poor state of repair.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed new building will not be significantly larger than the existing structure and it is not considered that the proposal will result in an unacceptable escalation in the intensity of the use of the site.

The site is accessed via a dropped kerb taken from the frontage on Northwood Way and there is a hard surfaced area to the front and side of the existing building which provides off street parking. The nature of the use of the building means that the majority of private vehicles will drop off and pick up but will not permanently park on the street.

The proposed development will not give rise to any concerns with regards to parking as per the comments of the Council's Highways Department. A condition will be attached to restrict the use of the building to those described in the Design and Access Statement and not for any other D2 use in order to prevent the building being used for purposes that may generate unacceptable traffic or parking requirements.

7.11 Urban design, access and security

The proposed building is a well proportioned single-storey gable roof structure that has an uncomplicated and uncluttered appearance. The entrance porch is stepped down at ridge level from that of the main building, ensuring a subservient relationship and preventing the building from appearing unbalanced. The timber clad external walls will relate sympathetically with surrounding greenery. Windows serving toilets on the northern and western elevations will be at high level, allowing for privacy.

Ramped access to the main entrance will be provided, ensuring accessibility and the internal layout of the building will allow for ease of movement throughout. The proposal therefore meets the requirements of policies AM 13 and R 16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 4.12 of the London Plan (2016)

The increased size of the plot on which the building will be sited will allow for additional amenity space that will support the continued use of the building as a Scout Hut, including the creation of a wildlife area.

The proposed site landscaping will be used to augment existing hedging and provide an effective and visually sensitive natural screen to the development that will soften the visual impact of the 2 metre high palisade boundary fence. A small amount of trees will be removed or cut back in order to accommodate the new building but this will be mitigated against by way of new tree planting to be carried out using trees that are appropriate for the site and its setting.

7.12 Disabled access

The proposed new building will provide improved access for people with disabilities.

7.14 Trees, landscaping and Ecology

The proposed site landscaping will be used to augment existing hedging and provide an effective and visually sensitive natural screen to the development that will soften the visual impact of the 2 metre high palisade boundary fence. A small amount of trees will be removed or cut back in order to accommodate the new building but this will be mitigated against by way of new tree planting to be carried out using trees that are appropriate for the site and its setting.

7.18 Noise or Air Quality Issues

The site is located within a residential area and the hours of use will be controlled, as has been the case with past approvals, to ensure that neighbours are not disturbed by noise.

7.19 Comments on Public Consultations

1 letter of representation from a member of the public: it would be good to know how the height of the intended structure compares with the present building.

(Officer comment: The proposed building is a single-storey structure which will be similar in height to the existing building)

7.22 Other Issues

The proposed building is considered to be sympathetic towards the amenities of neighbouring residents and the appearance of the surrounding area. The use of the site will not be detrimental towards the amenities of neighbouring residents subject to the control of the hours of use which can be achieved by way of a planning condition. The increase size of the site will allow for enhancements in amenity space availability and for improved landscaping and ecological value.

The proposed development does not result in a net gain of floor space that would exceed 100 square metres and, as such, would not be subject to a CIL payment.

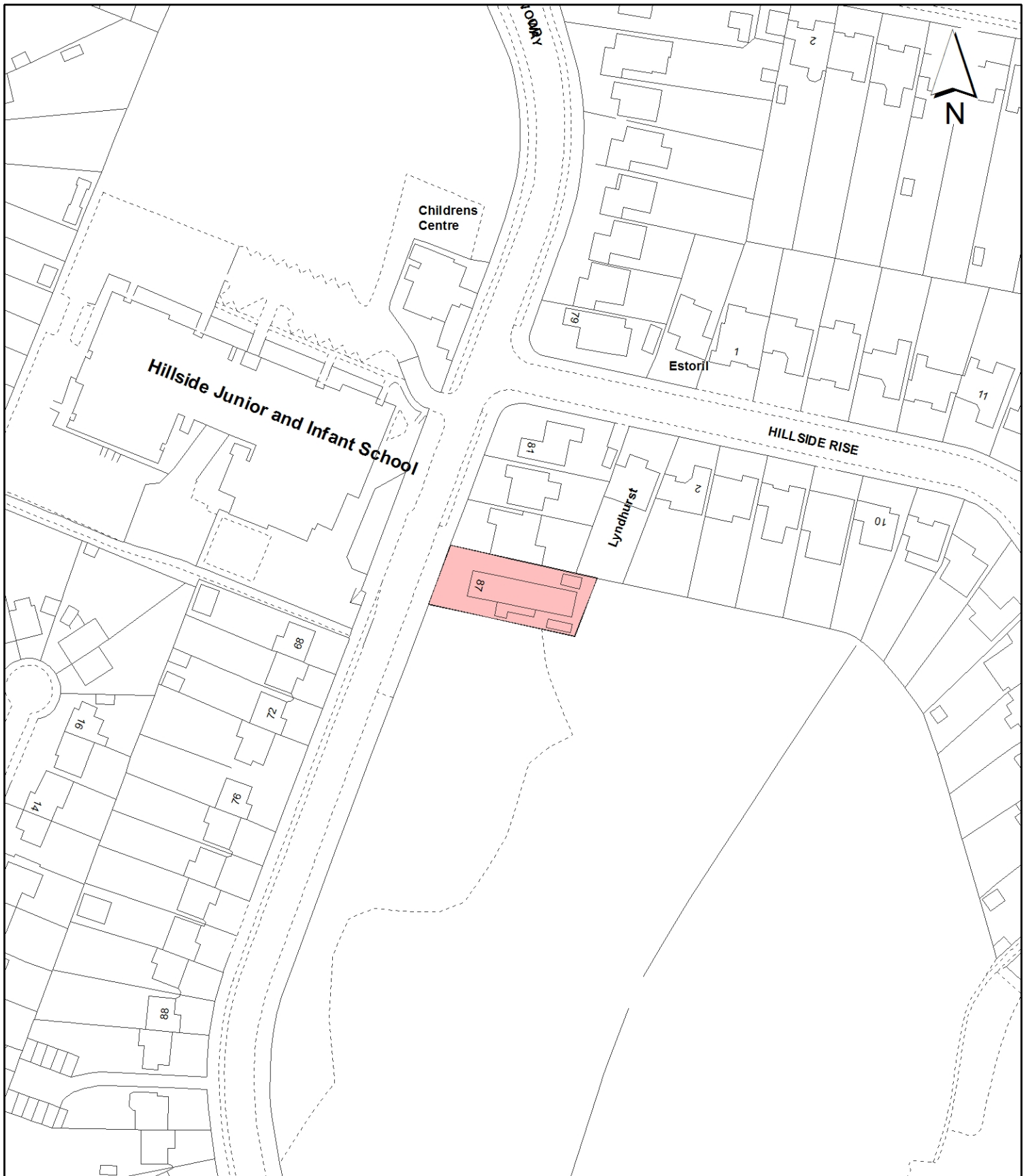
10. CONCLUSION

The proposed new building will visually integrate within its surroundings, will be of a similar size to the existing building and not bring about any undue adverse impacts upon neighbouring residents and will provide a modern and accessible community facility.

11. Reference Documents

Contact Officer: James McLean Smith

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Northwood Scout Group HQ
 87 Northwood Way**

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

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

Planning Application Ref:

21177/APP/2016/4383

Scale:

1:1,250

Planning Committee:

Major

Date:

February 2017



HILLINGDON
 LONDON