

Report of the Head of Planning, Sport and Green Spaces

Address FORMER ANGLERS RETREAT PH CRICKETFIELD ROAD WEST
DRAYTON

Development: Demolition of existing former public house building and erection of a two storey building comprising of two residential flats, car and cycle parking and associated works.

LBH Ref Nos: 11981/APP/2016/4626

Drawing Nos: Proposed Drainage Plan 10-5295_XX-DR-D200_C8
16.43-105 A Proposed Elevations
16.43-104 A Proposed Floor Plans
16.43-103 Existing Elevations
16.43-102 Existing Floor Plans
16.43-106 A Parking Allocation Plan
213113_001 Site Location Plan
16.43-101 B Existing Site Plan
16.43-100 C Proposed Site Plan
101B Highways Plan

Date Plans Received: 22/12/2016 **Date(s) of Amendment(s):** 22/12/2016
Date Application Valid: 28/12/2016 07/06/2017

1. SUMMARY

Planning permission is sought for the demolition of an existing former public house building and construction of a new building to form 2 residential units. The building sits within a wider development site that benefits from planning consent for the retention and conversion of the former public house and the construction of 14 residential units plus associated car parking, landscaping, amenity space and other associated works. The 14 residential units have been completed and the extensions and outbuildings relating to the former public house have been demolished. The applicant has commissioned structural and masonry reports which conclude that the former public house is unable to be retained and have thus submitted the current application to demolish the building and construct a new building that matches the design and architectural style of the former public house.

Whilst not locally listed, it is considered that the existing building contributes towards the character of the West Drayton Green Conservation Area. The Council as Local Planning Authority would normally oppose the loss of such buildings unless there are other relevant and material planning considerations. In this instance evidence has been provided that the former public house is structurally unsound and the scheme proposes an architecturally matching building to that which would be removed. In addition the 14 residential units that have already been constructed are affordable housing units, as are the two proposed units within the replacement building, and the continued semi-derelict state of the public house is preventing the full occupation of these properties.

Therefore, given the mitigating factors set out within this report it is considered that, on balance, the replacement of the existing structure with an architecturally matching building is deemed acceptable and the application is recommended for approval.

2. RECOMMENDATION

Approval, subject to delegated powers being given to the Head of Planning and Enforcement to grant planning permission, subject to any relevant amendments agreed by the Head of Planning and Enforcement and the following:

a) That the Council enter into a deed of variation to the legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the legal obligations secured under the original consent (reference 11981/APP/2013/3307).

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.

c) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

d) If the Legal Agreement/s have not been finalised within 3 months, or such other date as agreed by the Head of Planning and Enforcement, delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of affordable housing). The proposal therefore conflicts with the National Planning Policy Framework, the London Plan (2016), the adopted Local Plan and the Council's Planning Obligations SPG.'

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

f) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning and Enforcement prior to issuing the decision:

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, numbers
213113/001 Location Plan
101 Rev B Highway Plan
16.43-106 A Parking Allocation Plan
16.43-101 B Existing Site Plan

16.43-100 C Proposed Site Plan
10-5295_XX-DR-D200_C8 Proposed Drainage Plan
16.43-104 A Proposed Floor Plans
16.43-105 A Proposed Elevations; and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions 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:

Planning and Heritage Statement 12345/001
Design and Access Statement 16.43-DAS1 Rev B
Code for Sustainable Homes Ecological Assessment RT-MME-115144-03
Ecology Survey RT-MME-115144-02
Reptile Report RT-MME-115296
Bat Survey RT-MME-115144-01
Flood Risk Assessment FGAfga11431-021213-A-Anglers Retreat FRA_d3
Ground Investigation G/101332/001
Noise Assessment 441563-01
Air Quality and Noise Assessment 441563
Transport Statement October 2013
Aboricultural Impact Assessment KKM/ART/AIA/01A
Remediation Specification 12436
Environmental Interpretive Report 12436
Public House Structural Condition Report 10 - 5295
Asbestos Report JPAS 1260
Energy Analysis ESS/AR/20150104 - RT
Energy Strategy G6/K130545 Rev: 02
Masonry Condition Report 6th September 2016

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 Policies contained within the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including details of masonry, mortar, roof materials, doors and windows have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM31 Secured by Design

The building shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

6 NONSC Construction Environmental Management Plan

Before the development hereby approved commences, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the LPA.

REASON

To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Hillingdon Unitary Development Plan.

7 NONSC Accessibility

The dwelling(s) are required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

REASON

To ensure an appropriate standard of housing stock in accordance with London Plan (2016) Policy 3.8, is achieved and maintained.

8 COM30 Contaminated Land

If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and All works which form part of the remediation scheme as detailed in the agreed 'Remediation Specification' dated October 2016 for the site shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing. No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be

clean and free of contamination. Before any part of the development is occupied, all 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 risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

9 COM21 Sound insulation /mitigation

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet acceptable noise design criteria both indoors and outdoors as per guidance in BS8233:2014. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan (November 2012).

10 NONSC Photographic Record

Prior to commencement of development (including any demolition works) recording of the building to Historic England Level 1 shall be completed, submitted, and approved in writing by the Local Planning Authority (LPA).

The scope of recording is to be agreed with the LPA prior to the commencement of works. Copies of the final documents are to be made available to the LPA, Local History Library and Historic England.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (November 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework.

11 NONSC Demolition and Construction Contract

The works of demolition, including partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works approved under this grant of planning permission, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

12 NONSC Non Standard Condition

The landscaping scheme for the application site must be in accordance with the details as approved under application reference 11981/APP/2015/336.

REASON

To ensure that the development complies with the objectives of Policies BE4 and BE38 contained within the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

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.
BE1	Development within archaeological priority areas
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE34	Proposals for development adjacent to or having a visual effect on rivers
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional

OL1	surface water run-off - requirement for attenuation measures Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.21	(2016) Contaminated land
LPP 5.3	(2016) Sustainable design and construction
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.16	(2016) Green Belt
LPP 7.17	(2016) Metropolitan Open Land
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

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 September 2007), then London Plan Policies (2016). 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.

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In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

5 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of

0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

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 above, 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).

6 I60 Cranes

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

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All planning conditions imposed under planning approval 11981/APP/2013/3307 remain relevant to the wider site. This planning permission does not supersede planning consent reference 11981/APP/2013/3307.

3. CONSIDERATIONS

3.1 Site and Locality

The wider site is approximately 1.06ha in area and comprises the vacant public house and 14 newly constructed residential dwellings plus associated car parking, landscaping, amenity space and other associated works. The site is broadly rectangular in shape and is abutted by Cricketfield Road to the north west, the Burroughs Care Home to the north east and a former cricket field to the south west. To the south east is an existing open area of land separating the wider site with the rear of existing residential properties on Tulip Way. The rear 100m of the development site to the south west is open grassed land. This area has been previously subject to planning enforcement action in respect to car sales and the creation of large bunds. The bunds are still in situ. Vehicular and pedestrian access is gained from Cricketfield Road which runs along the northern boundary of the site.

The current application relates to the former public house building. The former Anglers Retreat public house is sited approximately 10m back from the road and is positioned roughly centrally within the street frontage. The late Victorian building is two storeys in height and provides a total built footprint of approximately 167.6m². The building is constructed in yellow stock brickwork, the upper storey is rendered, and the roof is finished

in natural slate. At ground floor level are 3 bay windows with a lean-to roof above. These bay windows are not considered to be original to the building. The extensions and outbuildings that were once part of the larger public house building have been demolished to facilitate the redevelopment of the site, and the remaining building is in a general state of disrepair. The building is not statutorily listed nor is it locally listed.

The application site lies within Flood Zone 1 as defined by the Environment Agency and is located within the Metropolitan Green Belt. The opposite side of Cricketfield Road forms the eastern boundary of Colne Valley Park, and lies within a Nature Site of Metropolitan or Borough Grade I Importance. The site has a Public Transport Accessibility Level (PTAL) of 1b, representing poor access to public transport.

3.2 Proposed Scheme

This application seeks full planning consent for the demolition of existing former public house building and erection of a two storey building comprising of two residential flats, car and cycle parking and associated works. The existing building currently has planning consent to be converted into 2 residential units under planning consent reference 11981/APP/2013/3307. The Applicant states within the current application that the existing building has been found to be structurally unsound, making the approved conversion unfeasible (this current application is accompanied by structural and masonry reports). It is therefore proposed to demolish the building and replace it with a new building of a similar character and appearance.

The proposed building will provide 2 residential flats with the same number of bedrooms as planning consent reference 11981/APP/2013/3307. The ground floor flat will be a 3 bedroom 5-person unit with a gross internal floor area measuring 91.5m². The first floor flat will be a 2 bedroom 4-person flat with a gross internal floor area of 71.1m². Both dwellings are proposed to be affordable, as per the approved scheme, resulting in 100% affordable housing provision across the site.

The layout of the scheme will remain largely identical to that approved under planning application 11981/APP/2013/3307. The proposed building will be sited in the location of the building it replaces. The approved amenity areas and car park will be unaltered. The proposed building, in replicating the existing, will be largely identical in height, scale and mass to the building it replaces. The proposed building deviates slightly from the scheme approved under planning application 11981/APP/2103/3307 in that the design of the single storey rear extension differs from the original proposal, being marginally wider and having a hipped roof form.

The proposed building will replicate the existing and as such will have a similar character and appearance to the building it replaces. The materials used in the construction of the building have been selected to match the existing. The external walls of the proposed building would be constructed in yellow London stock brick to closely match the existing. The brickwork would be laid Flemish bond. A sand and cement mortar with lime content will be used to create a cream coloured mortar similar to the existing. The first floor front elevation will be rendered using a through colour white render. The existing quoin detail at the building corners will be replicated. The roof finish would be natural slate to closely match the existing. Clay tiles would be provided to the hips and ridges. Rainwater gutters will be cast type on rise and fall brackets with matching down pipes. Windows and doors will be fabricated in timber, and will be of a pattern and style to match the existing. The windows and doors would be double glazed to meet modern standards of insulation and draft proofing. External window cills would be constructed using clay creasing tiles.

3.3 Relevant Planning History

11981/APP/2013/3307 Former Anglers Retreat Ph Cricketfield Road West Drayton

Demolition of existing single and two storey extensions and outbuildings associated with the public house. Retention and conversion of the original public house building to form 2 no. residential units plus the erection of an additional 14 no. residential units on the site, provision of a wild flower meadow, car parking, landscaping, amenity space and other associated works.

Decision: 18-03-2014 Approved

Comment on Relevant Planning History

Planning consent was granted on 30-04-14 under application reference 11981/APP/2013/3307 for the 'Demolition of existing single and two storey extensions and outbuildings associated with the public house. Retention and conversion of the original public house building to form 2 no. residential units plus the erection of an additional 14 no. residential units on the site, provision of a wild flower meadow, car parking, landscaping, amenity space and other associated works.'

4. Planning Policies and Standards

The Hillingdon Local Plan: Part 1- Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

London Plan 2016

National Planning Policy Framework (NPPF)

Hillingdon Supplementary Planning Document: Accessible Hillingdon (January 2010)

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.H2 (2012) Affordable Housing
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- 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.
- BE1 Development within archaeological priority areas
- 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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE34	Proposals for development adjacent to or having a visual effect on rivers
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
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LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.16	(2016) Green Belt
LPP 7.17	(2016) Metropolitan Open Land
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 8th February 2017

5.2 Site Notice Expiry Date:- Not applicable

1st February 2017

6. Consultations

External Consultees

45 neighbouring occupiers and properties were consulted on the application on 09/01/17 and site notices were posted around the site. 10 letters of objection to the scheme have been received. The reasons for objection can be summarised as:

- Increased pressure on the local highway
- Detrimental impact on highway safety
- New development is out of character/unattractive
- Loss of historic building
- The area is already over populated
- If there's going to be more housing then the borough needs better amenities and services
- Local residents were told that the original structure of the public house would be refurbished as this is in a conservation area
- If they have damaged the building, they should be instructed to rectify it.

One letter in favour of the application has been received stating support that the design of the frontage has similar features to the original public house.

METROPOLITAN POLICE

I have had previous conversations at site regarding this development. I am content with the Security recommendations and the developers adherence to SBD (Secured by Design). As such, I would ask for a planning condition to achieve SBD on this development.

WEST DRAYTON CONSERVATION AREA ADVISORY PANEL

We regret the necessity to demolish the 19th-century pub. However, faced with the evidence presented that the multiple alterations and extensions over the past century or so have resulted in an unsound structure that is beyond economic repair, we are prepared to accept the rebuilding of a visually similar structure on the same site. Our hope is that the detailing will closely match that on the existing structure as its faithful replication will give the new building an 'old' look and feel and prevent it from appearing just a modern pastiche; the stepping out of the brickwork to support the guttering, the form of the voussoirs over the windows and the proportions of the timber window frames are examples of such features.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS)

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. Although this application lies within a proposed archaeological priority zone it involves relatively small-scale development on a previously developed site with limited recorded archaeological interest in the immediate vicinity.

No further assessment or conditions are therefore necessary.

HEATHROW SAFEGUARDING

We have now assessed the application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development. However, we would like to make the

following observation:

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policysafeguarding.htm>)

NATIONAL AIR TRAFFIC SERVICES (NATS)

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

Internal Consultees

LANDSCAPE ARCHITECT

The site layout is virtually identical to that shown on the approved plans. However, the applicant now proposes to demolish the pub and replace it with a new residential block.

The original supporting documents, including the tree survey and phase 1 habitat survey are technically out of date (2013) - albeit much of the development has already been implemented. The site layout and modest area of soft landscape associated with this block is appropriate and complements the adjacent areas and landscape masterplan.

Recommendation

No objection subject to condition.

Case Officer's comments:

The site layout and submitted plans that cover the majority of the proposed landscaping works have already been approved and the planning consent for the wider site included a Landscaping condition that has been discharged under application reference 11981/APP/2015/336. As the layout of the wider site will not be altered as part of this application and work is at an advanced stage it is not considered that an additional Landscape condition as part of the current application is required.

WASTE STRATEGY OFFICER

The waste from the residential flats could be presented in refuse sacks and collected by the weekly household service. The waste would have to be presented at an accessible point.

FLOOD AND WATER MANAGEMENT

It is noted that the proposal is to reduce run off to greenfield rates which is acceptable.

However it has insufficient information on the method of the management of SW within the site through the most sustainable scheme and the point of discharge from the site as the current point of discharge has not been identified. Since the original planning application SuDs is now a material planning consideration and further details are required particularly now the schemes involve demolition to ensure that the most sustainable scheme is provided. The landscaping plans do not appear to include the revised arrangement of the bunds on, that has been agreed with the previous application, in order to provide further space for flood water.

Case Officer's comments:

The bunds to the rear of the site are shown on the site layout plan and match the bund layout previously approved under application reference 11981/APP/2014/1851. In addition the planning consent for the wider site included a Sustainable Urban Drainage condition that has been

discharged under application reference 11981/APP/2014/4240. As the layout of the wider site will not be altered as part of this application and work is at an advanced stage it is not considered that an additional SuDs condition as part of the current application is required.

HIGHWAYS ENGINEER

The site has a previous approval for 16 residential units with car parking spaces. Two of the units were to be provided by converting the pub. The pub is now to be demolished and 2 units provided in the replacement building. 19 car parking spaces overall are provided for a total of 16 units.

Some of the refuse bin storage units are not located within 10.0 m of the highway. The turning head does not appear to be large enough for refuse vehicles to turn around. Layout of parking on the Parking allocation plan is different from the Highways drawing No 101 rev B. The lone parking space from the adopted highway shows 2 different shapes for cross over. It should be constructed with splays as shown on Drg. No 101 Rev B. Subject to clarification/amendments of the issues raised above no objections would be raised on highway ground.

Case Officer's comments:

The Applicant has amended the Parking Allocation Plan so that it matches the Highways plan No. 101 B. It should be noted that plan 101 B has already been approved as have the location of the bin storage units.

ACCESS OFFICER

Any grant of planning permission should include the following condition:

The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

Reason:

To ensure an appropriate standard of housing stock in accordance with London Plan Policy 3.8, is achieved and maintained.

ENVIRONMENTAL PROTECTION UNIT - CONTAMINATION

The reports submitted for the demolition of the public house and replacement by two flats are the same reports as previously reviewed. Therefore my comments would be as in my consultation response of 30 November 2016 with regard to application reference, 11981/APP/2016/4203. As in my memo of 30 November earlier parts of the contaminated land condition on the permission for the whole site have been met up to the verification report. These two flats I assume are included in the wider development and the verification report for the whole site I assume would include the details of remedial works at or associated with the flats (gardens etc). I would not have thought there would be much remediation on the flats as this will be hard standing. When the base is broken out for the new flats there may be unknown contamination although unlikely unless there was a basement with fuel storage or the like. The asbestos in the building should be cleared from the site prior to demolition. Condition required:

If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and All works which form part of the remediation scheme as detailed in the agreed 'Remediation Specification' dated October 2016 for the site shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing. No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all 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 risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

ENVIRONMENTAL PROTECTION UNIT - NOISE/AMENITY

With reference to the above I recommend the following conditions and informative:

1. Noise protection scheme

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet acceptable noise design criteria both indoors and outdoors as per guidance in BS8233:2014. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

Reason: To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan (November 2012).

2. Construction Environmental Management Plan

Before the development hereby approved commences, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the LPA.

Reason: To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Hillingdon Unitary Development Plan.

Informative - Control of environmental nuisance from construction work:

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines",

Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

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 above, 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)

CONSERVATION AND DESIGN OFFICER

An attempt has now been made to properly justify the demolition, but the building does in my view still contribute to the significance of the conservation area, in terms of its architecture, history and former communal value. Its loss will constitute harm to the significance of the conservation area, in such cases the NPPF is clear that the loss should be balanced against the public benefit of the scheme.

The principal test, however, is that within para 72 of the Planning (Listed Buildings and Conservation Areas Act)1990, this requires local authorities when considering works within conservation areas to pay "special attention to the desirability of preserving or enhancing the character or appearance of that area" . Provided the new building is a high quality replica and includes the features noted below, it could possibly be argued that despite the loss of significance resulting from demolition as noted above, the completed works could still potentially "preserve and enhance" the character and appearance of the area.

However, in order to support this as a way forward with this scheme, the Council would need to be very clear that the new building must be built as agreed and should include lost features such as the chimney stacks, and appropriately designed elements such as timber doors and windows (the front door and side French doors, for example, need to be better detailed). This is particularly important as one of the applicant's criticisms of the existing building is that these features had been lost or altered over time. The roof level PVs should also be omitted.

The existing building would need to be recorded to HE level 1-2, samples of all external materials agreed and the building constructed using a traditional lime based mortar, with the right historic bond and pointing style. A contract for the rebuilding would need to be tied in with the demolition, so that there would be certainty that the agreed building would be constructed and that further proposals for different/larger schemes would not be acceptable. Some site interpretation should also be included, such as a wall or pavement plaque, that commemorates the original building and explains its history.

Case Officer comments:

The request for the addition of chimney stacks to the building is noted, however the existing building does not have any chimney stacks at present and the application proposes a new building that replicates the existing structure. Therefore, whilst the existing building may have had chimney stacks in the past it is considered unreasonable to request their reinstatement as part of this application. In addition, the photo voltaic panels (PVs) that the Conservation Officer request be removed are located to the rear of the building and will therefore not be visible from outside the site or within the streetscene. In addition they are required to meet the sustainable energy requirements of the wider development and PVs have been approved on the rear roof slope of the existing building under application reference 11981/APP/2016/2496, which discharged Condition 22 (Energy Efficiency) of the original planning permission ref. 11981/APP/2013/3307.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site falls within the West Drayton Green Conservation Area. Saved Part 2 Policy BE4 states that new development within or on the fringes of conservation areas will be expected to preserve or enhance the features, which contribute to the Conservation Area's special architectural or visual qualities. Policy 7.8 of the London Plan (2016) states that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

Planning consent reference 11981/APP/2013/3307 granted approval for the refurbishment and conversion of the former public house into two residential units. As such the proposed use of the site for this purpose has been approved in principle. However whilst not locally listed, it is considered that the existing building contributes towards the character of the West Drayton Green Conservation Area. The Council as Local Planning Authority would normally oppose the loss of such buildings unless there are other relevant and material planning considerations that need to be taken into consideration.

The existing public house building has also been found to be structurally unsound. This is verified by structural surveys undertaken by Peter Dann Ltd. and Ernest Barnes Ltd, which have been submitted in support of this planning application. The Structural Report prepared by Peter Dann Ltd concludes by stating the following;

"There are structural issues with almost all of the remaining structure, which would either require extensive remedial work to repair or in some cases would need to be completely rebuilt. It is our view that the superstructure in its entirety should be demolished and the existing foundations removed in order to be able to rebuild a new structure which both complies with current codes and regulations and is suitable for its proposed purpose."

In this instance evidence has been provided that the former public house is structurally unsound and is not therefore in a suitable state to be refurbished as proposed under the previous planning consent. The application proposes an architecturally matching building to that which would be removed to minimise the impact of the application on the immediate area and the character of the West Drayton Green Conservation Area. In addition the 14 residential units that have already been constructed are affordable housing units, as are the two proposed units, and the continued semi-derelict state of the public house is preventing the full occupation of these properties.

Therefore, given the mitigating factors set out within this report it is considered that, on balance, the replacement of the existing structure with an architecturally matching building is deemed acceptable.

7.02 Density of the proposed development

Planning consent reference 11981/APP/2013/3307 approved the conversion of the former public house into two residential units. The current scheme proposes the replacement of the existing building with two units and as such the proposed density of the development has already been established as acceptable.

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

The site falls within the West Drayton Green Conservation Area. Saved Part 2 Policy BE4 states that new development within or on the fringes of conservation areas will be expected to preserve or enhance the features, which contribute to the Conservation Area's special architectural or visual qualities. Policy 7.8 of the London Plan (2016) states that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

Part 1 policy BE1 requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Saved

Part 2 Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area.

The existing building is considered to contribute to the significance of the conservation area, in terms of its architecture, history and former communal value. Its loss will constitute harm to the significance of the conservation area, and in such cases the NPPF is clear that the loss should be balanced against the public benefit of the scheme.

The Council's Conservation Officer has reviewed the submitted documents and notes that Paragraph 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990, requires local authorities when considering works within conservation areas to pay "special attention to the desirability of preserving or enhancing the character or appearance of that area".

The Council's Conservation Officer has confirmed that provided the new building is a high quality replica and includes important features, it could be argued that the completed works could still potentially "preserve and enhance" the character and appearance of the area.

Conditions are recommended to be attached to any grant of planning consent to ensure that important features are included within the new development and that the existing building be recorded to Historic England Level 1. Whilst it is regrettable that the existing building would not be saved and refurbished evidence has been provided that the former public house is structurally unsound and is not therefore in a suitable state to be refurbished as proposed under the previous planning consent. As such the replacement of a like for like building is deemed appropriate and, given the mitigating considerations set out elsewhere in this report, acceptable.

The proposals are also supported in principle by the West Drayton Conservation Area Advisory Panel.

7.04 Airport safeguarding

Both Heathrow Airport Safeguarding and the National Air Traffic Services were consulted on the proposals and subject to an informative regarding the use of cranes during construction have raised no objections to this application.

7.05 Impact on the green belt

The current scheme proposes the replacement of the existing building with a new building that replicates the existing former public house. As such the proposed development is not considered to have a detrimental impact on the character or openness of the green belt over and above the existing planning permission and is therefore deemed acceptable.

7.07 Impact on the character & appearance of the area

The impact of the proposal on the character of the area is covered within section 7.03 of this report.

7.08 Impact on neighbours

The current scheme proposes the replacement of the existing building with a new building that replicates the existing former public house. The application proposes two residential units in this location as per the previous approval. As such the proposed development is not considered to have a detrimental impact on the residential amenity of neighbouring occupiers over and above that already approved under application reference 11981/APP/2013/3307.

7.09 Living conditions for future occupiers

London Plan Policy 7.1 sets out a series of overarching design principles for living conditions for future occupiers. The amenity space provision matches that approved under

planning application 11981/APP/2013/3307. The proposed flats will have access and use of the communal amenity area located to the rear of the building and the flower meadow to the south. The ground floor flat will have the benefit of a private amenity area to the side of the building measuring approximately 60m² in area.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The vehicular and pedestrian access into the site will remain as previously approved. The provision of cycle storage, refuse storage and collection remain unaltered by these proposals.

7.11 Urban design, access and security

The Metropolitan Police Designing Out Crime Officer has reviewed the submitted details and raised no objections to the application subject to the attachment of a Secure By Design condition to any grant of planning consent. As such, subject to an appropriate condition, the proposal is deemed acceptable.

7.12 Disabled access

The proposed flats have been designed to meet the requirements of Part M of the Building Regulations, Category 2 - Accessible and adaptable dwellings. The Council's Access Officer has reviewed the proposals and raised no objections to the development subject to the attachment of a condition requiring that the dwellings be constructed to meet standards for a Category 2 M4(2) dwelling.

7.13 Provision of affordable & special needs housing

Both dwellings are proposed to be affordable, as per the approved scheme, resulting in 100% affordable housing provision across the site.

7.14 Trees, landscaping and Ecology

Part 1 policy BE1 requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Saved Part 2 Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

The layout of the scheme will remain largely identical to that approved under planning application reference 11981/APP/2013/3307. The proposed building will be sited in the location of the building it replaces. The approved amenity areas, landscaping and car park will be unaltered. As such these areas of the development are deemed acceptable.

7.15 Sustainable waste management

The waste management proposals are the same as those previous approved under application reference 11981/APP/2013/3307 and are therefore deemed acceptable.

7.16 Renewable energy / Sustainability

The Council's Sustainability Officer was consulted as part of the proposals and has raised no objection to the application. The wider development of 14 additional units have all been constructed to Passiv Haus standards creating a highly sustainable development. Given the sustainability level of the wider scheme and the requirement for the new building to match the design and appearance of the existing former public house building, the submitted details are deemed acceptable from a sustainability perspective.

7.17 Flooding or Drainage Issues

The Council's Flood and Water Management Officer has reviewed the submitted proposals and raised a concern regarding the level of detail provided in terms of meeting Sustainable Urban Drainage requirements. However planning consent for the wider site included a Sustainable Urban Drainage condition that has been discharged under application reference 11981/APP/2014/4240. As the layout of the wider site will not be altered as part of this application and work is at an advanced stage it is not considered that an additional

SuDs condition is required.

7.18 Noise or Air Quality Issues

The Council's Environmental Protection Unit have reviewed the submitted details and recommended the attachment of planning conditions to protect the amenity of future occupants. Subject to the attachment of such conditions no concerns are raised from a noise perspective.

7.19 Comments on Public Consultations

45 neighbouring occupiers and properties were consulted on the application on 09/01/17 and site notices were posted around the site. 10 letters of objection to the scheme have been received. The reasons for objection can be summarised as:

- Detrimental impact on the local highway
- Detrimental impact on highway safety
- New development is out of character/unattractive
- Loss of historic building
- This was the developers intention all along
- The area is already over populated
- If there's going to be more housing then the borough needs better amenities and services
- Local residents were told that the original structure of the public house would be refurbished as this is in a conservation area
- Developer should have budgeted for the retention of the building
- If they have damaged the building, they should be instructed to rectify it.

Issues such as highway safety, parking, impact on the character of the Conservation Area, loss of the existing building and density levels are covered within the relevant sections of this report. Comments on the already approved scheme are not material to the current application.

One letter of support for the application has been received stating support that the design of the frontage has similar features to the original public house. This is noted.

7.20 Planning obligations

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These saved UDP policies are supported by more specific supplementary planning guidance.

The following contributions/planning obligations were agreed as part of the previous planning consent on the site (application reference 11981/APP/2013/3307) to mitigate the impacts of the development:

- i) Transport: All on site and off site highways works as a result of this proposal, including improvements to the site access and footway reinstatement along the site frontage to connect the site with Thorney Mill Road to provide safe walking route to allow access to public transport.
- (ii) Health: The applicant provides a financial contribution of £8,038.46 towards health care in the area
- (iii) Libraries: The applicant provides a financial contribution of of £853.30 towards library provision in the area
- (iv) Construction Training: Either a construction training scheme delivered during the construction phase of the development or a financial contribution of £5,375
- (v) 100% Affordable Housing

(vi) Education: The applicant provides a financial contribution towards school places in the area commensurate with the estimated child yield of the development amounting to £52,409

(vii) A wild flower meadow to be established and retained, involving the removal of existing earth bunds

(viii) Air Quality Monitoring: in line with the SPD a contribution towards Air Quality Monitoring is sought in the sum of £12,500

(ix) Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contribution to enable the management and monitoring of the resulting agreement.

The applicant agreed to these Heads of Terms, which were secured by way of a S106 Agreement. The Council's S106 Officer has confirmed that the majority of these obligations, including all of the required financial contribution obligations and details of the wildflower meadow, have now been discharged.

Given that the proposed scheme will not create any additional dwellings over and above the proposals approved under application reference 11981/APP/2013/3307 it is considered that no further Planning Obligations are required and that the current application is in compliance with Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) subject to a Deed of Variation of the original S106 Agreement in order to link the current application with application reference 11981/APP/2013/3307 and to secure the affordable housing provision.

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

Contamination

The Council's Environmental Protection Unit have requested the attachment of a condition to ensure that the any unacceptable contamination discovered during the demolition of the existing building is removed to ensure the safety of future occupiers. This condition is recommended to be attached to the grant of any planning consent.

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

None

10. CONCLUSION

Planning permission is sought for the demolition of an existing former public house building and construction of a new building to form 2 residential units. The building sits within a wider development site that benefits from planning consent for the retention and conversion of the former public house and the construction of 14 residential units plus associated car parking, landscaping, amenity space and other associated works. The 14 residential units have been completed and the extensions and outbuildings relating to the former public house have been demolished. The applicant has commissioned structural and masonry reports which conclude that the former public house is unable to be retained and have thus submitted the current application to demolish the building and construct a new building that matches the design and architectural style of the former public house.

Whilst not locally listed, it is considered that the existing building contributes towards the character of the West Drayton Green Conservation Area. The Council as Local Planning

Authority would normally oppose the loss of such buildings unless there are other relevant and material planning considerations. In this instance evidence has been provided that the former public house is structurally unsound and the scheme proposes an architecturally matching building to that which would be removed. In addition the 14no. residential units that have already been constructed are affordable housing units, as are the two proposed units within the replacement building, and the continued semi-derelict state of the public house is preventing the full occupation of these properties.

Therefore, given the mitigating factors set out within this report it is considered that, on balance, the replacement of the existing structure with an architecturally matching building is deemed acceptable and the application is recommended for approval.

11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

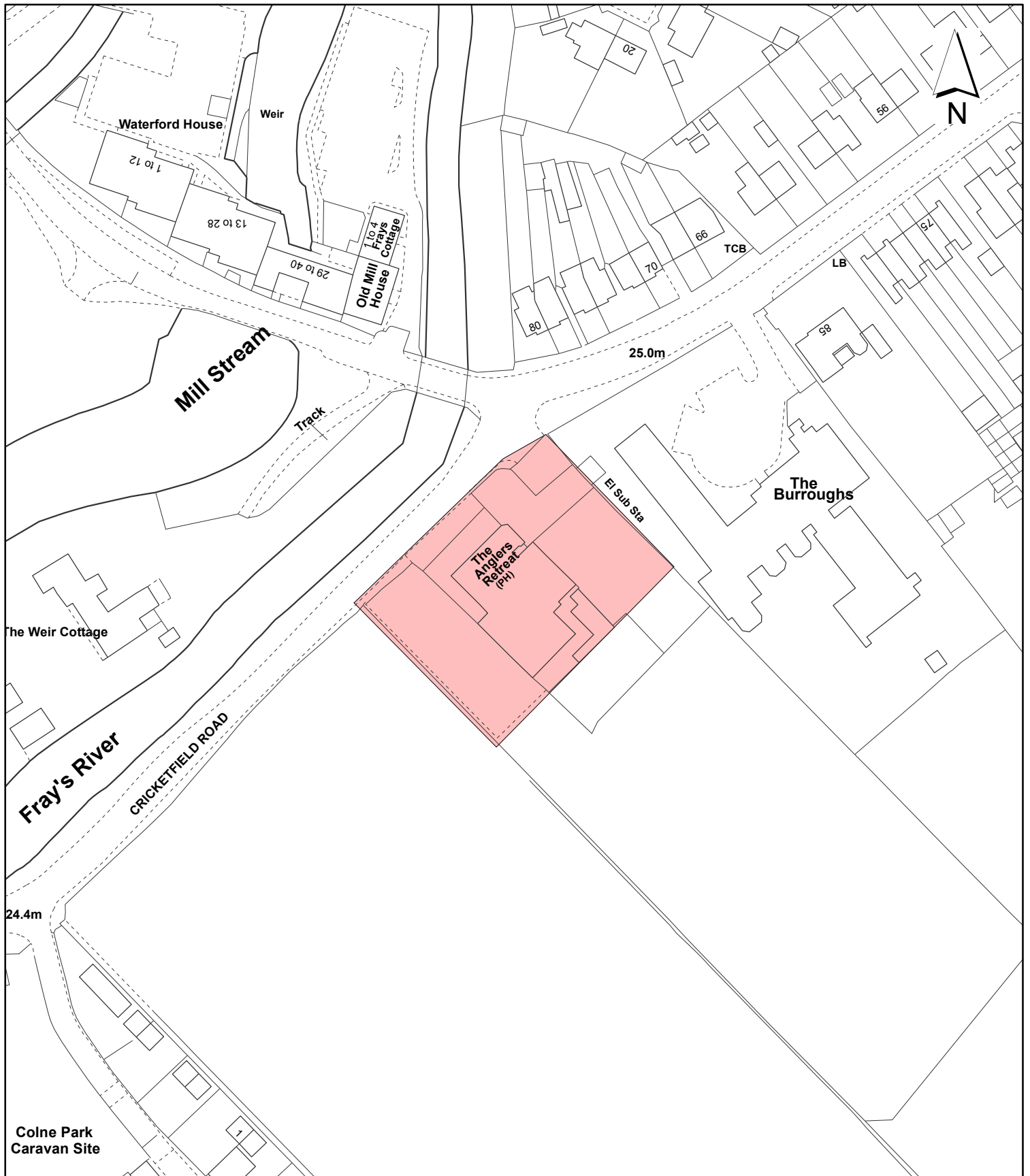
London Plan 2016

National Planning Policy Framework (NPPF)

Hillingdon Supplementary Planning Document: Accessible Hillingdon (January 2010)

Contact Officer: Ed Laughton

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Notes:

 Site boundary

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Site Address:

Former Angler's Retreat PH

Planning Application Ref:
11981/APP/2016/4626

Planning Committee:
Major

Scale:
1:1,250

Date:
June 2017

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section
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