

Report of the Head of Planning, Sport and Green Spaces

Address THE LONDON SCHOOL OF THEOLOGY GREEN LANE NORTHWOOD

Development: Erection of 12 apartments with associated parking, cycle storage, motorcycle parking, disabled parking and bin storage following demolition of existing residential block and pair of semi-detached houses.

LBH Ref Nos: 10112/APP/2017/2077

Drawing Nos: FLU.249.3A.03 Rev A Basement Plan
Daylight and Sunlight Study (July 2017)
FLU.249.LP.01 Rev C Landscaping
Archaeology & Heritage Statement
Planning Statement
WEST20400-03A Tree Protection Plan
FLU.249.3A.08 Rev A Rear and Side Elevation:
Energy Statement (Ref. E690-ES-00, June 2017)
FLU.249.3A.06 Second Floor Plan
FLU.249.3A.03 Rev B Basement Plan
FLU.249.3A.02 Site Plan
21350/1 Topographical Survey
Tree Report (Including Arboricultural Impact Assessment and Method Statement)
FLU.249.3A.09 BRE 25 Degree Test Elevation
FLU.249.3A.05 First Floor Plan
FLU.249.3A.04 Ground Floor Plan
FLU.249.3A.01 Location Plan
FLU.249.3A.10 Basement Section
Air Quality Assessment
Traffic Report Issue B
Surface Water Drainage Strategy (SWDS)
FLU.249.3A.07 Rev A Front and Side Elevation:

Date Plans Received:	07/06/2017	Date(s) of Amendment(s):	05/10/2017
Date Application Valid:	07/06/2017		15/01/2018
			14/09/2017
			13/06/2017
			07/06/2017
			03/10/2017
			26/09/2017

1. SUMMARY

Planning permission is sought for the erection of 12 apartments with associated parking, cycle storage for 24 cycles, motorcycle parking, disabled parking and bin storage.

The proposed development is considered to be acceptable in regard to its appearance and impact on the character of the area, and would not adversely impact on the setting of the adjacent locally listed building Aldis House. The proposed development would provide acceptable levels of residential amenity for residents in regards to sunlight/daylight, privacy, internal floor space and external amenity space. The proposal would provide acceptable levels of parking and traffic generation and would not cause harm to the

highway network.

The proposed development is considered to comply with Policies AM7, AM14, BE13, BE19, BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD and HDAS: Residential Layouts SPD.

The application is therefore recommended for approval, subject to conditions and a S106 Agreement.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to the following:

1. That the applicant enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure:

(i) Affordable Housing Contribution of £286,193

(ii) Affordable Housing Review Mechanism

(iii) Energy: carbon reduction fund contribution of £27,900

(iv) A project management and monitoring fee of 5% of the total cash contributions for the management and monitoring of the resulting agreement (in the event that a S106 Agreement is completed).

2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of any S106 Agreement and any abortive work as a result of the agreement not being completed.

3. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

4. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within six months or any other period deemed appropriate by the Head of Planning and Enforcement then delegated authority be granted to the Head of Planning and Enforcement to refuse the application 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 Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)".

5. 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.

6. That if the application is approved, the following conditions be attached:

1 RES3 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 RES4 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,

FLU.249.3A.01 Location Plan
FLU.249.3A.02 Site Plan
FLU.249.3A.03 Rev A Basement Plan
FLU.249.3A.04 Ground Floor Plan
FLU.249.3A.05 First Floor Plan
FLU.249.3A.06 Second Floor Plan
FLU.249.3A.07 Rec A Front and Side Elevations
FLU.249.3A.08 Rev A Rear and Side Elevations
FLU.249.3A.09 BRE 25 Degree Test Elevation
FLU.249.3A.10 Basement Section
FLU.249.LP.01 Rev C Landscaping
21350/1 Topographical Survey
WEST20400-03A Tree Protection Plan

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 RES5 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:

Archaeology & Heritage Statement
Surface Water Drainage Strategy (SWDS)
Tree Report (Including Arboricultural Impact Assessment and Method 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 provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (2016).

4 RES6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be

shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

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

5 RES7 Materials (Submission)

Prior to the commencement of relevant works, shall be submitted to and approved in writing by the Local Planning Authority for the following:

- 1) Samples and where appropriate, manufacturer's details, of all new external materials, including brickwork and roofing.
- 2) Detailed drawings at an appropriate scale of the elevational treatment of the building to illustrate the finish of doorways, openings, stone surrounds, coping/parapets, brickwork and cladding detailing.
- 3) Details of the materials, construction, colour and design of all new external windows and doors.
- 4) Details of the design of the balconies, balustrades and handrails.
- 5) The location, type, size and finish of plant, vents, flues, grills and guttering and downpipes/hoppers.
- 6) Details of the external appearance and colour of the lift overrun and housing.

The approved details shall be implemented and maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON

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

6 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works, tree protection measures and on-site supervision/monitoring by the tree consultant.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

7 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

- 1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
- 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage (for 24 cycles)
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (to include 22 car parking spaces, 2 disabled spaces, 2 motorcycle spaces, 5 active electrical charging points and 5 passive electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
- 3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
- 4. Schedule for Implementation
- 5. Other
 - 5.a Existing and proposed functional services above and below ground

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities

of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016).

8 RES10 Tree to be retained

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

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

REASON

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

9 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

10 RES13 Obscure Glazing

All of the rooflights on the eastern elevation roofslope shall be glazed with permanently obscured glass and non-openable below an internal height from floor level of 1.7m. These windows shall remain as such in perpetuity.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

11 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with Policies BE13, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

12 RES17 Sound Insulation

Development shall not begin until a scheme for protecting the proposed development from noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by noise in accordance with Policy OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

13 COM17 Control of site noise rating level

The rating level of the noise emitted from the site shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

14 RES18 Lifetime Homes/Wheelchair Units

The development hereby approved shall ensure that 10% of the residential units are constructed to meet the standards for Category 3 M4 (3) dwelling, with all remaining units designed to the standards for Category 2 M4 (2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON

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

15 RES15 Sustainable Water Management

Unless otherwise agreed in writing by the Local Planning Authority, the development permitted by this planning permission shall only be carried out in accordance with the previously approved Surface Water Drainage Strategy by Ambiental ref; SWDS 3110 dated May 2017.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

and London Plan (2016) Policy 5.12.

16 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

17 RES24 Secured by Design

The dwelling(s) 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 dwelling 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 exercising 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 (2015) Policies 7.1 and 7.3.

18 NONSC Soil Testing for Contamination

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

REASON

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

19 NONSC Energy

Prior to the commencement of development, details of the Photovoltaic Panels ('the PVs') necessary to achieve the CO2 reductions set out in the Energy Strategy (Ref. E690-ES-00, June 2017) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the specification and quantity of the PVs; the angle and mechanism for fixing; and elevations and roof plans showing their inclusion. The development must proceed in accordance with the details and thereafter operated and maintained to achieve the required reductions per annum.

REASON

To ensure the development delivers the CO2 savings as set out in the energy strategy and in accordance with the London Plan Policy 5.2 (2016).

20 NONSC Piling Method Statement

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON

To safeguard local underground sewerage utility infrastructure, in accordance with Policy 5.14 of the London Plan (2016).

21 NONSC Outdoor Amenity Areas

Prior to occupation of the development, the outdoor amenity areas as hereby approved shall be provided for future use by residents. Thereafter, the amenity areas shall be retained in perpetuity for their use.

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.

H3	Loss and replacement of residential accommodation
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
OE4	New or improved roads or railways - mitigation measures
OE5	Siting of noise-sensitive developments
OE6	Proposals likely to result in pollution
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional

BE10	surface water run-off - requirement for attenuation measures
BE13	Proposals detrimental to the setting of a listed building
BE18	New development must harmonise with the existing street scene.
BE19	Design considerations - pedestrian security and safety
BE20	New development must improve or complement the character of the area.
BE21	Daylight and sunlight considerations.
BE22	Siting, bulk and proximity of new buildings/extensions.
BE23	Residential extensions/buildings of two or more storeys.
BE24	Requires the provision of adequate amenity space.
BE38	Requires new development to ensure adequate levels of privacy to neighbours.
BE39	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM2	Protection of trees and woodland - tree preservation orders
AM7	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM8	Consideration of traffic generated by proposed developments.
AM9	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM13	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
AM15	(i) Dial-a-ride and mobility bus services
HDAS-LAY	(ii) Shopmobility schemes
LDF-AH	(iii) Convenient parking spaces
LPP 3.3	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
LPP 3.4	New development and car parking standards.
LPP 3.5	Provision of reserved parking spaces for disabled persons
LPP 3.8	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.9	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.14	(2016) Increasing housing supply
LPP 5.1	(2015) Optimising housing potential
LPP 5.2	(2016) Quality and design of housing developments
LPP 5.3	(2016) Housing Choice
LPP 5.7	(2016) Mixed and Balanced Communities
LPP 5.10	(2016) Existing Housing
LPP 5.17	(2016) Climate Change Mitigation
	(2016) Minimising Carbon Dioxide Emissions
	(2016) Sustainable design and construction
	(2016) Renewable energy
	(2016) Urban Greening
	(2016) Waste capacity

LPP 5.18	(2016) Construction, excavation and demolition waste
LPP 5.21	(2016) Contaminated land
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.11	(2016) Smoothing Traffic Flow and Tackling Congestion
LPP 6.13	(2016) Parking
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.9	(2016) Heritage-led regeneration
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.18	(2016) Protecting open space and addressing deficiency
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
LPP 8.1	(2016) Implementation
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
LPP 8.4	(2016) Monitoring and review
NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF12	NPPF - Conserving & enhancing the historic environment

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies 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.

4 11 Building to Approved Drawing

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

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

6 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

7 I21 Street Naming and Numbering

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

8 I3 Building Regulations - Demolition and Building Works

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

9 I45 Discharge of Conditions

Your attention is drawn to conditions 4, 6, 7, 12 and 19 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further

information and advice contact - Residents Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

10 148 **Refuse/Storage Areas**

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

11

The Council's Waste Service should be consulted about refuse storage and collection arrangements. For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

12

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

13

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

14

Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

15

The applicant is advised to contact Thames Water Developer Services on 0800 0093921 to discuss the details of the piling method statement.

16

The Council's Environmental Protection Unit (EPU) must be consulted for their advice when importing soil to the site. (Condition No. 18)

17

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out in the

conditions, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

18

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

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

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

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

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Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

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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.

3. CONSIDERATIONS

3.1 Site and Locality

The site is situated within the grounds of the London School of Theology, along its eastern boundary and is accessed from Green Lane. In 1970, the School moved to Northwood and onto this campus previously occupied by the London College of Divinity, an Anglican training college. The main college buildings are located to the west of the proposed development site.

The site consists of two residential buildings from the late 20th century, comprising a two storey residential block and a pair of semi-detached houses, surrounded by lawn. There is a change in levels across the college site, with this site occupying higher ground to the north. Adjoining the site to the north and east are residential properties on Firs Walk, Foxdell, and Welcote Drive. Between the site and Green Lane is Aldis Hall, a locally listed building. The application site is not located within a Conservation Area and has a PTAL rating of 2, which is poor.

3.2 Proposed Scheme

Planning permission is sought for the erection of 12 apartments with associated parking, cycle storage for 24 cycles, motorcycle parking, disabled parking and bin storage.

Two units would be located on the basement level, four on the ground floor, four on the first floor and two units on the second floor. Six of the units would be provided with two bedrooms whilst the remaining six would be provided with two bedrooms and a study; it is noted that due to their size, these studies could be used as additional bedrooms. The proposal will therefore be assessed on the basis of six three-bed six person units and six two-bed four person units.

12 parking spaces would be located within an external parking area whilst an additional 10 parking spaces would be located in the basement, along with two disabled parking spaces and motorcycle parking. The cycle store (for 24 cycles) would also be located within the basement along with the bin store. Access to the site is via an existing access road.

3.3 Relevant Planning History

10112/AA/83/0775 London Bible College Green Lane Northwood
Educational dev. - 30sq.m. (Full)(P)

Decision: 06-07-1983 Approved

10112/AB/83/1686 London Bible College Green Lane Northwood

Details in compliance with (base unknown)(P)

Decision: 07-12-1983 NFA

10112/AC/84/0076 London Bible College Green Lane Northwood

Details in compliance with 01011/83/0695(P)

Decision: 06-03-1984 Approved

10112/AD/85/0350 London Bible College Green Lane Northwood

Formation of access (P)

Decision: 22-03-1985 Approved

10112/AE/85/0881 London Bible College Green Lane Northwood

Retention of permission 10112/80/0743(P)

Decision: 03-07-1985 Approved

10112/AF/87/0851 London Bible College Green Lane Northwood

Erect of a block of 8 flats

Decision: 30-09-1987 NFA

10112/AG/89/2271 London Bible College Green Lane Northwood

Redevelopment to provide housing to comprise of five houses, twenty four maisonettes, seventy two flats and associated parking

Decision: 21-09-1990 NFA

10112/AJ/92/0731 London Bible College Green Lane Northwood

Extensions and erection of new blocks to provide additional teaching and residential accommodation (outline application)

Decision: 11-12-1992 Approved

10112/AM/94/1772 London Bible College Green Lane Northwood

Reserved matters (details of design, external appearance and landscaping) for lecture house in compliance with condition 1 of outline planning permission ref. 10112AJ/92/731 dated 11/12/92; Erection of teaching and residential accommodation

Decision: 29-03-1995 Approved

10112/AP/95/0772 London Bible College Green Lane Northwood

Details of car park area, surface water disposal and drainage in compliance with conditions 11 and 13 of outline planning permission ref.10112AJ/92/ 731 dated 11/12/92; Extensions and erection of new blocks to provide additional teaching and residential accommodation

Decision: 17-10-2001 NFA

10112/APP/2004/2414 London School Of Theology Green Lane Northwood
ERECTION OF A NEW CHAPEL AND ANCILLARY MEETING ROOM

Decision: 15-11-2004 Withdrawn

10112/APP/2004/3195 London School Of Theology Green Lane Northwood
ERECTION OF A NEW CHAPEL AND ANCILLARY MEETING ROOMS

Decision: 03-02-2005 Approved

10112/APP/2006/1624 London School Of Theology Green Lane Northwood
CONSTRUCTION OF A NEW ACCESS ROAD FROM GREEN LANE AND ALTERATIONS TO EXISTING ACCESS INCORPORATING NEW PEDESTRIAN ACCESS/CYCLE ACCESS AND SAFETY MEASURES

Decision: 25-10-2012 NFA

10112/APP/2006/449 London School Of Theology Green Lane Northwood
CONSTRUCTION OF NEW ACCESS ROAD FROM GREEN LANE, AND IMPROVEMENTS TO EXISTING ACCESS.

Decision: 27-04-2006 Withdrawn

10112/APP/2008/2564 London School Of Theology Green Lane Northwood
ERECTION OF TWO STOREY TEACHING BLOCK AND NEW MULTI USE GAMES AREA TO NORTH WEST SIDE OF EXISTING BUILDING (PHASE 1), NEW CHAPEL AND FOYER TO SOUTH EAST SIDE OF EXISTING BUILDING AND ERECTION OF TWO DWELLING HOUSES NORTH WEST CORNER OF SITE WITH ACCESS FROM COLLEGE WAY (PHASE 2) (PART OUTLINE APPLICATION)

Decision: 03-03-2009 Refused

10112/APP/2009/707 London School Of Theology Green Lane Northwood
Erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part Outline Application - Phase 2)

Decision: 14-07-2009 Approved

10112/APP/2010/2915 London School Of Theology Green Lane Northwood

Application for a new planning permission to replace extant planning permission ref: 10112/APP/2009/ 707 dated 14/07/2009: Erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part outline application - Phase 2.)

Decision: 15-04-2011 Approved

10112/APP/2011/2345 London School Of Theology Green Lane Northwood

4 x 4 bed semi detached dwellings with habitable roofspace, 1 x 5 bed detached dwelling with habitable roofspace, associated amenity space, vehicular access and 1 x double detached garage and 1 x triple detached garage involving the demolition of the existing tennis court and the construction of a new tennis court

Decision: 15-08-2012 Withdrawn

10112/APP/2011/2576 London School Of Theology Green Lane Northwood

4 x 4 bed semi detached dwellings with habitable roofspace, 1 x 5 bed detached dwelling with habitable roofspace, associated amenity space, vehicular access and 1 x double detached garage and 1 x triple detached garage involving the demolition of the existing tennis court and the construction of a new tennis court (Application for Conservation Area Consent)

Decision: 08-12-2011 Withdrawn

10112/APP/2012/2057 London School Of Theology Green Lane Northwood

Erection of 3 detached 5/6 bedroom houses incorporating integral garages and roofspace accommodation, with associated vehicular access and amenity space (involving removal of existing tennis courts).

Decision: 23-01-2013 Approved

10112/APP/2013/1355 London School Of Theology Green Lane Northwood

Details pursuant to condition 3 (levels) of planning permission ref: 10112/APP/2012/2057 dated 24/1/2013 for the erection of 3 detached 5/6 bedroom houses incorporating integral garages and roofspace accommodation, with associated vehicular access and amenity space (involving removal of existing tennis courts).

Decision: 29-07-2013 Approved

10112/APP/2013/1357 London School Of Theology Green Lane Northwood

Details pursuant to condition 6 (Landscape maintenance) of planning permission ref: 10112/APP/2012/2057 dated 24/1/2013 (Erection of 3 detached 5/6 bedroom houses incorporating integral garages and roofspace accommodation, with associated vehicular access and amenity space, involving removal of existing tennis courts)

Decision: 04-07-2013 Approved

10112/APP/2013/1358 London School Of Theology Green Lane Northwood

Details pursuant to condition 12 (Code for Sustainable Homes) of planning permission ref: 10112/APP/2012/2057 dated 24/1/2013 for the erection of 3 detached 5/6 bedroom houses incorporating integral garages and roofspace accommodation, with associated vehicular access and amenity space (involving removal of existing tennis courts).

Decision: 12-07-2013 Approved

10112/APP/2013/1359 London School Of Theology Green Lane Northwood

Details pursuant to condition 13 (Kerbed Verge) of planning permission ref: 10112/APP/2012/2057 dated 24/1/2013 for the erection of 3 detached 5/6 bedroom houses incorporating integral garages and roofspace accommodation, with associated vehicular access and amenity space (involving removal of existing tennis courts).

Decision: 06-09-2013 Approved

10112/APP/2013/1360 London School Of Theology Green Lane Northwood

Details pursuant to condition 14 (Archaeology) of planning permission ref: 10112/APP/2012/2057 dated 24/1/2013 for the erection of 3 detached 5/6 bedroom houses incorporating integral garages and roofspace accommodation, with associated vehicular access and amenity space (involving removal of existing tennis courts).

Decision: 12-07-2013 Approved

10112/APP/2013/1361 London School Of Theology Green Lane Northwood

Details pursuant to condition 15 (Siting of bat boxes) of planning permission ref: 10112/APP/2012/2057 dated 24/1/2013 for the erection of 3 detached 5/6 bedroom houses incorporating integral garages and roofspace accommodation, with associated vehicular access and amenity space (involving removal of existing tennis courts).

Decision: 12-07-2013 Approved

10112/APP/2013/1837 London School Of Theology Green Lane Northwood

Erection of a part three, part two and a half storey building, comprising 6 x two bedroom flats, formation of vehicular access and associated parking and landscaping.

Decision: 28-07-2014 Approved

10112/APP/2013/983 London School Of Theology Green Lane Northwood

Details pursuant to Condition 4 (External materials) of Planning Permission reference 10112/APP/2012/2057 dated 24th January 2013 for Erection of 3 detached 5/6 bedroom houses incorporating integral garages.

Decision: 06-08-2013 Approved

10112/APP/2014/4208 The London School Of Theology Green Lane Northwood

Details pursuant to conditions 5 (Ground Levels), 6 (Tree Method Statement), 7 (Materials), 8 (Landscape Scheme), 14 (Parking Allocation Scheme) and 16 (Traffic Arrangements) of planning permission Ref: 10112/APP/2013/1837 dated 28/07/2014 (Erection of a part three, part two and a half storey building, comprising 6 x two bedroom flats, formation of vehicular access and associated parking and landscaping)

Decision: 27-01-2015 Approved

10112/APP/2014/4260 The London School Of Theology Green Lane Northwood

Details pursuant to condition 11 (Sustainable Water Management) of planning permission ref. 10112/APP/2013/1837, dated 28/7/14: Erection of a part three, part two and a half storey building comprising 6 x two bedroom flats, formation of vehicular access and associated parking and landscaping

Decision: 27-02-2015 Approved

10112/APP/2015/1235 The London School Of Theology Green Lane Northwood

S73 application for the removal of Condition 15 (Secure by Design) of planning permission 10112/APP/2013/1837 dated 28th July 2014 for 'Erection of a part three, part two and a half storey building, comprising 6 x 2 bedroom flats, formation of vehicular access and associated parking and landscaping'.

Decision:

10112/APP/2016/1060 The London School Of Theology Green Lane Northwood

Erection of three storey detached building to provide eight self-contained residential units with associated parking and landscaping works.

Decision: 12-05-2016 Withdrawn

10112/APP/2016/2135 The London School Of Theology Green Lane Northwood

Erection of a four storey detached residential building comprising 8 x 2-bedroom units with associated parking and landscaping, following demolition of existing residential block and pair of semi-detached houses.

Decision: 07-10-2016 Approved

10112/APP/2016/3976 The London School Of Theology Green Lane Northwood

Erection of a four storey detached residential building comprising 9 residential flats (4 x 2 bedroom and 5 x 3 bedroom units) with associated parking and landscaping, following demolition of existing residential block and pair of semi-detached houses

Decision: 31-01-2017 Approved

10112/APP/2017/1567 The London School Of Theology Green Lane Northwood

Alterations to windows/doors (retrospective)

Decision: 10-01-2018 Approved

10112/APP/2017/737 The London School Of Theology Green Lane Northwood
Erection of a four storey detached residential building comprising 5 x 3 bedroom and 5 x 2 bedroom units with associated parking and landscaping

Decision: 31-05-2017 Refused

10112/AR/95/1574 London Bible College Green Lane Northwood
Tree surgery to one False Acacia (T1), one Silver Birch (T2) and two False Acacias in group G1 on TPO 481

Decision: 16-11-1995 Approved

10112/PRE/2002/108 London Bible College Green Lane Northwood
TP PRE CORRES: NEW CHAPEL/MEETING PLACE

Decision:

10112/T/79/0115 London Bible College Green Lane Northwood
Alterations to elevation (P) (also relaxation).

Decision: 10-04-1979 Approved

10112/TRE/2000/102 London Bible College Green Lane Northwood
TO FELL ONE ASH (T12) ON TPO 481

Decision: 09-10-2000 Approved

10112/TRE/2002/110 London Bible College Green Lane Northwood
TO FELL ONE POPLAR (T20) AND TREE SURGERY TO ONE ACACIA (T1) ON TPO 481

Decision: 16-05-2003 Approved

10112/TRE/2007/174 London School Of Theology Green Lane Northwood
TO CARRY OUT TREE SURGERY TO ONE WILLOW (T13 - REDUCE HEIGHT OF CROWN E A THIRD AND POLLARD THE REMAINDER) AND ONE SILVER BIRCH (T6 - REDUCE HEIGH BY APPROXIMATELY A THIRD) ON TPO 481.

Decision: 13-03-2008 Refused

10112/TRE/2009/43 London School Of Theology Green Lane Northwood
To carry out tree surgery, including crown reduction by up to 20%, to one Oak tree (T14) on TPC

481.

Decision: 28-07-2009 Approved

10112/W/80/0743 London Bible College Green Lane Northwood
Householder dev. (small extension,garage etc) (P)

Decision: 09-06-1980 ALT

10112/Z/83/0695 London Bible College Green Lane Northwood
Educational dev. - 206sq.m. (Full)(P)

Decision: 09-08-1983 Approved

Comment on Relevant Planning History

Consent granted under application ref: 10112/APP/2016/3976: - the current scheme utilises this approved footprint and layout to provide more units internally.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.H1 (2012) Housing Growth
- PT1.HE1 (2012) Heritage
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM4 (2012) Open Space and Informal Recreation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.EM11 (2012) Sustainable Waste Management
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- H3 Loss and replacement of residential accommodation
- 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
OE4	New or improved roads or railways - mitigation measures
OE5	Siting of noise-sensitive developments
OE6	Proposals likely to result in pollution
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
BE10	Proposals detrimental to the setting of a listed building
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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 3.9	(2016) Mixed and Balanced Communities
LPP 3.14	(2016) Existing Housing
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 5.10	(2016) Urban Greening
LPP 5.17	(2016) Waste capacity
LPP 5.18	(2016) Construction, excavation and demolition waste
LPP 5.21	(2016) Contaminated land
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.11	(2016) Smoothing Traffic Flow and Tackling Congestion
LPP 6.13	(2016) Parking
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.9	(2016) Heritage-led regeneration
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.18	(2016) Protecting open space and addressing deficiency
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
LPP 8.1	(2016) Implementation
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
LPP 8.4	(2016) Monitoring and review
NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes

NPPF7 NPPF - Requiring good design
NPPF12 NPPF - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **14th July 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 13 local owners/occupiers. No responses were received.

Dene Road Residents Association:
No response was received.

Northwood Residents Association:
No response was received.

Historic England Greater London Archaeology Advisory Service:
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.

The site does not lie within an archaeological priority area and the proposed development is not of a scale that is likely to result in a significant impact at this location.

No further assessment or conditions are therefore necessary.

Thames Water Utilities:
Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to developer.services@thameswater.co.uk to determine if a building over/near to agreement is required.

'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 0093921 to discuss the details of the piling method statement.

Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 7823333.

Internal Consultees

Access Officer:

The Design & Access Statement and plans submitted with this proposal indicate that the proposed development has been designed to accord with the Lifetime Home Standards. However, in accordance with the National Technical Housing Standards which came into effect on 1 October 2015, the scheme should be revised in line with the standards set out in Approved Document M to the Building Regulations (2015 edition).

To this end, one unit (10%) should be designed to meet the standards for an M4 (3) dwelling, with the remaining 11 units designed to achieve an M4 (2) standard home.

Particular attention should be paid to the entrance lobby arrangement within Wheelchair accessible flat, in addition to spatial requirements within the bedrooms, bathrooms and kitchen areas. The plans should be amended to demonstrate compliance with the technical specifications for an M4 (3) dwelling.

The same areas within all remaining dwellings should be designed to accord with the technical

specifications of M4 (2) for an Accessible and Adaptable dwelling.

Conclusion: Revised plans should be requested to demonstrate the feasibility of incorporating the above standards within the building footprint. Any approval of this application should apply the following condition:

The development hereby approved shall ensure that 10% of the residential units are constructed to meet the standards for Category 3 M4 (3) dwelling, with all remaining units designed to the standards for Category 2 M4 (2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON: To ensure an appropriate standard of housing stock in accordance with London Plan Policy 3.8 (c) and (d) is achieved and maintained.

Conservation Officer:

This site is located to the rear of the Locally Listed building, Aldis Hall off Green Lane in Northwood. Aldis Hall is an attractive 2 storey Edwardian building built in the Arts and Crafts style with accommodation in the roof space. It is characterised by red brick and hung tiles at first floor, with a tiled roof featuring bonnet tiles.

The site sits to the east of the London School of Theology and as existing comprises of two 20th Century modern residential blocks of limited architectural value. To the rear of the site there are 2 storey residential dwellings. A substantial gap view has been maintained between Aldis Hall and the neighbouring school site from Green Lane, this is due to the small scale of the existing buildings.

It would need to be duly noted that similar schemes have previously been both approved and refused in the past.

Whilst the design, character, appearance and built form of the proposal is not different to the previously approved scheme, the proposal has omitted all duplexes and allowing for 12 self-contained flats from basement level to roof level. There are concerns by the labelling of some rooms as a 'study', with the potential future use as a bedroom.

It is important that any proposed development on the site responds to the local character and distinctiveness of the surrounding area. The Arts and Crafts style of proposed scheme is commendable and would be considered an appropriate design approach taking into account the character of the surrounding area.

There are no objections to the proposed scheme provided other relevant planning matters are adhered to.

It is recommended that traditional materials are used in the construction of the building including the windows and doors.

The proposals could include more substantial tree planting along the boundary with the school and also along the boundary with the adjacent house, to further screen the new development.

Condition: Prior to the commencement of relevant works, details and/ or samples of the proposed external materials including brickwork, roof tiles, guttering and down pipes, stone surrounds and windows and doors would need to be submitted for approval to the Local Planning Authority.

CONCLUSION: Conditions proposed

Floodwater Management Officer:

The site is located in Flood Zone 1 according to the Environment Agency Flood Maps.

A Surface Water Drainage Strategy by Ambiental ref; SWDS 3110 dated May 2017 was provided with application 10112/APP/2017/737 with amendments added which demonstrated that surface water can be adequately managed on site.

Condition - Unless otherwise agreed in writing by the Local Planning Authority, the development permitted by this planning permission shall only be carried out in accordance with the previously approved Surface Water Drainage Strategy by Ambiental ref; SWDS 3110 dated May 2017.

Highways:

This application is for the construction of a block of 12 flats on the LST site in Green Lane Northwood. There was a previously approved application for 9 flats on the site and recently refused application for 10 flats but highways issues were not seen as significant.

Green Lane is a classified road in the Council's road network and the site has a PTAL value of 2 (poor) which suggests there will be a strong reliance on private car trips to and from the site.

The applicant submitted a Traffic Report by Monson in support of the application. The site has an existing highway access which is relatively narrow but sufficient for a development of this size. Green Lane is a busy route used by 2 scheduled bus services and there is a public car park nearby along with a pedestrian crossing.

The proposal is to increase the number of flats to 12 x 2b and also increase the number of parking spaces to 24 which is in keeping with Council's standards. There will be 24 secured and covered cycle parking spaces along with a motorcycle storage area. There will be small numbers of additional vehicular trips to and from the site when compared with the approved plans but given the traffic on Green Lane this will not be significant. The layout plan provided tracking analysis of the ability for refuse and emergency services to access the building. There is bin store provided in the basement layout.

I would suggest you condition the provision of 5 active EVCPs and 5 passive EVCPs. On the basis of the above comments I do not have significant highway concerns over the latest proposals for the site.

Metropolitan Police:

I have read through the documents and note that the Planning Statement indicates that the scheme will adhere to SBD (Secured by Design). Therefore, can you please ensure that this development is conditioned to achieve SBD.

Sustainability Officer:

The Energy Strategy fails to present a policy compliant development.

I have no objection to the proposed development subject to the following:

The energy assessment correctly sets out the Policy requirement in the London Plan 2016 for the development to achieve zero carbon. However, the energy strategy then references the 2014 Supplementary Planning Guidance for support in setting out the policy requirement. The London Plan 2016 and supporting Advice Note on Preparing Energy Assessments supersedes the 2014 SPG. The approach adopted in the energy assessment is materially wrong in planning terms.

Consequently the development does need to achieve zero carbon. It meets the minimum onsite requirement of 35% reduction from 2013 Building Regulations by achieving 44%. However, it does not attain the policy requirement of zero carbon and is 15.5tCO₂ per annum short of the target.

Policy 5.2e of the London Plan allows for developments to be policy compliant by supplementing onsite reductions with offsite solutions through S106 funds.

Consequently, a contribution of £27,900* to the Council's carbon reduction fund is required to be included within the S106 agreement. This is in accordance with Policy 5.2e and the Guidance on Preparing Energy Assessments.

* (shortfall in tCO₂ per annum) x (30 years) x (£60 cost of tCO₂)

Additionally, the following condition is required:

Condition

Prior to the commencement of development, details of the Photovoltaic Panels ('the PVs') necessary to achieve the CO₂ reductions set out in the Energy Strategy (ddp, June 2017) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the specification and quantity of the PVs; the angle and mechanism for fixing; and elevations and roof plans showing their inclusion. The development must proceed in accordance with the details and thereafter operated and maintained to achieve the required reductions per annum.

Reason

To ensure the development reaches the CO₂ reduction targets set out in the London Plan (Policy 5.2)

Trees/Landscape Officer:

This site is occupied by two brick-built residential buildings on the land to the rear of Aldis Hall - which screens the site from view from Green Lane. The plot is situated on the north side of Green Lane and to the east of the LST campus. The most dominant trees are a sycamore and ash within the site. There are a number of young trees along the north, east and west boundaries. The site lies within the area covered by TPO 481, albeit none of the trees on site are scheduled for protection.

This site has been the subject of various applications, the most recent of which was a 9 flat development ref. 2016/3976 which was approved. The current site layout appears to be identical with changes only to the internal arrangement of flats.

A tree report by ACD, dated March 2016, has been re-submitted. There is no objection to the tree retention/removal strategy. The report contains a detailed Arboricultural Method Statement and Tree Protection Plan.

Conditions will be required to ensure that the tree protection measures are implemented and that the landscape design contributes to the character and appearance of the area.

RECOMMENDATION: No objection subject to conditions RES6 (levels), RES8 (tree protection) (to include on site supervision/monitoring by the tree consultant), RES9 (parts 1, 2, 4, 5 and 6) (landscaping) and RES10 (trees to be retained).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will assess proposals which involve the loss of land or buildings used or whose last authorised use was for education, social, community and health services by taking into account whether:

- "(i) There is a reasonable possibility that refusal of permission for an alternative use would lead to the retention and continued use of the existing facility;
- (ii) Adequate accessible alternative provision is available to meet the foreseeable needs of

the existing and potential users of the facility to be displaced;

(iii) The proposed alternative use accords with the other policies of this plan and contributes to its objectives".

The Council's HDAS Residential Layouts SPD states that redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the number of houses which have been redeveloped for new blocks of flats.

Policy H3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the loss of residential accommodation (which could be occupied with or without adaption) will only be permitted if it is replaced within the boundary of the site. An increase in the accommodation will be sought, subject to other policies in the plan.

Policy H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will regard the conversion of residential properties into more units as acceptable in principle provided this can be achieved without causing demonstrable harm to the residential amenities or character of the area or the amenity of adjoining occupiers and the following criteria are met:-

"(i) It can be demonstrated that adequate sound insulation is provided;

(ii) Car parking to the standards adopted by the Local Planning Authority can be provided within the curtilage of the site and can be accommodated without significant detriment to the streetscene;

(iii) All units are self contained with exclusive use of sanitary and kitchen facilities and with individual entrances, and internal staircases are provided to serve units above ground floor level; and

(iv) Adequate amenity space is provided for the benefit of residents of the proposed development".

The site comprises a two-storey residential block and a pair of semi-detached houses. The site was previously owned by the London School of Theology, and whilst the land has not been used for educational purposes, it is considered that the existing houses were ancillary to the main use of the school. Policy R11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) would be relevant; however the principle of the redevelopment has been established through previous planning permissions for residential dwellings on the site. As such, the proposal is considered to be acceptable in principle. The proposal does not involve the loss of residential accommodation, and would comply with the 10% policy set out in the Council's HDAS Residential Layouts SPD.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks for new developments to achieve the maximum possible density which is compatible with the local context. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

Site densities are of only limited value when considering the suitability of housing schemes of this scale. The London Plan (2016) advises that an appropriate residential density for the site would range from 150-250 habitable rooms per hectare (hr/ha) and 40-80 units per hectare (u/ha) for units with a typical size of 3.0 - 3.7 habitable rooms per unit (hr/u). The development would have a density of 40 units per hectare and 218 habitable rooms per hectare in accordance with the guidance. As such, the proposal is considered to secure the optimum potential of the site, in accordance with Policy 3.4 of the London Plan (2016).

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

The application site is not within an Archaeological Priority Area, is not within a Conservation Area or an Area of Special Local Character. There are Listed Buildings within

the local area, including the Locally Listed Aldis Hall located in front of the site; the impact of the proposed development on the character and appearance of the surrounding area has been discussed in Section 7.07 of this report.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The application site is located to the rear of the Locally Listed building, Aldis Hall, an attractive 2 storey Edwardian building built in the Arts and Crafts style with accommodation in the roof space. It is characterised by red brick and hung tiles at first floor, with a tiled roof featuring bonnet tiles. The existing buildings on the application site are two 20th Century modern residential blocks of limited architectural value. The Council's Conservation Officer has no objection to the loss of these two existing buildings in order to facilitate the proposed development.

It is important that any proposed development on the site responds to the local character and distinctiveness of the surrounding area. The Council's Conservation Officer considers the Arts and Crafts style of the proposed scheme to be an appropriate design approach taking into account the character of the neighbouring Locally Listed Aldis Hall and the surrounding area. In order to ensure that the proposed development reflects the character and appearance of the surrounding area, a condition requiring traditional materials to be used in the construction of the building, including the windows and doors, shall be included on any consent granted.

This current proposal, for twelve residential units, has the same design, character, appearance and built form as the previously approved scheme for nine residential units (ref: 10112/APP/2016/3976). It is therefore considered that the proposed development would not have a detrimental impact on the character and appearance of the street scene or surrounding area.

The proposal thereby complies with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policies BE20 and BE21 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD seek to ensure that new buildings and extensions maintain and allow adequate levels of daylight and sunlight to penetrate into and between them. There should be a minimum distance of 15m between buildings to overcome possible overdomination. New developments should comply with the 45 degree principle. Furthermore these policies state that planning permission will not be granted for new buildings and extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

requires developments to protect the privacy of neighbouring dwellings. Furthermore, Paragraph 6.12 of the Council's HDAS: Residential Extensions SPD requires a 21m separation distance between habitable rooms to ensure no loss of privacy would occur.

The nearest residential property to the development is situated to the east. Its closest ground floor level habitable room window is approximately 11.5m from the building. The Building Research Establishment's report 'Site Layout Planning for Daylight and Sunlight 1991' recommends that suitable daylight to habitable rooms is achieved where a 25 degree vertical angle taken from a point 2 metres above the floor of the fenestration elevation is kept unobstructed. The plans submitted demonstrate that the proposal would comply with the 25 degree vertical angle. Therefore, the proposal would not be considered to adversely impact daylight/sunlight to this neighbour's windows.

The proposal includes openings on this eastern slope. However, as they are either secondary windows or serve non-habitable room windows, the proposal would not have a significant adverse impact on the privacy of neighbouring occupiers.

The proposed development would not impact on privacy of 5 Firs Walk, located at the rear of the site, as the property is over 21m from the rear of the proposed building, in accordance with paragraph 6.12 of the Council's HDAS: Residential Extensions SPD and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

No other neighbouring residential properties are likely to be affected by the proposal and immediately to the south and east there are non-residential properties that would not be negatively impacted upon.

It is therefore considered that the proposed development would not result in significant harm to the residential amenity of neighbouring properties, and so complies with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

7.09 Living conditions for future occupiers

Internal Floor Space:

It is noted that six of the proposed units have been provided with studies, which due to their size, could be used as additional bedrooms. As such, the application has been assessed on the basis of providing six three-bed six person units along with six two-bed four person units.

Policy 3.5 of the London Plan 2016 sets out minimum internal floor space standards for residential units requiring 70sq.m for two-bed four person units and 95sq.m for three-bed six person units.

The proposed units would be provided with significantly generous and spacious internal floor space which exceeds the minimum London Plan standards. The proposal is therefore acceptable in regards to internal floor space.

Daylight/Sunlight/Outlook:

Policy BE20 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD seek to ensure that new residential units are provided with adequate levels of daylight and sunlight.

The proposal seeks to provide two residential units in the basement; the proposed principle windows and doors serving habitable rooms would be on the rear elevation and face onto a

basement terrace. Given the change in levels across the site, the western side of the basement would be at ground level whilst the eastern side would be set 3.50m below and 6.4m from the main ground level of the rear garden. It is considered that the proposed basement flats would be provided with adequate levels of sunlight/daylight.

The other flats would all be provided with adequate levels of sunlight/daylight and outlook.

External Amenity Space:

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate external amenity space is retained for residential properties. The Council's HDAS: Residential Layouts SPD states that two-beds should be provided with a minimum of 25sq.m of external amenity space whilst three-beds should be provided with a minimum of 30sq.m of external amenity space.

The proposed twelve unit scheme would therefore require the provision of 330sq.m of external amenity space.

The development would be provided with over 390sq.m of usable communal amenity space at the rear of the building. A 64.5sq.m terrace would be provided for the two basement flats; the basement terrace would be 3.50m below the ground level of the rear garden and separated from the communal garden by a low level landscape buffer 6.4m from the rear of the building. The two ground floor flats located above the basement would each be provided with a balcony. The ground floor, first floor and second floor flats at the front of the building would also be provided with balconies. A balcony would also be provided to the ground floor flat at the front of the building.

The amount of amenity space, private and communal, would exceed the recommended amenity space standard for a development of this size. The proposal therefore complies with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that developments should comply with the Council's Car Parking Standards.

Green Lane is a busy classified road in the Council's road network and used by two scheduled bus services and there is a public car park nearby along with a pedestrian crossing. The application site has a PTAL value of 2 (poor) which suggests there will be a strong reliance on private car trips to and from the site. There is an existing highway access to the site which is relatively narrow but sufficient for a development of this size.

The Council's Highways Engineer has assessed the Traffic Report submitted as part of the application. Whilst the proposed development for 12 residential units would result in a small number of additional vehicular trips to and from the site when compared with the approved 9 unit scheme, given the traffic on Green Lane, the increase would not be considered significant. A bin store would be provided in the basement, and the submitted layout plan provides satisfactory tracking analysis of the ability for refuse and emergency services to access the building.

Each flat would be provided with two parking spaces, resulting in a total of 24 parking spaces; 12 spaces would be provided in an external parking area at the front of the building with the remaining 12 located with a basement car park (two of these spaces would be for disabled parking). A motorcycle storage area would be provided within the basement, along with a secure cycle store with 24 cycle parking spaces.

The Council's Highways Engineer has no objection to the proposed parking subject to the provision of five active and five passive Electric Vehicle Charging Points (EVCPs); this can be dealt with by way of a condition on any consent granted.

It is therefore considered that the proposed development would comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban design:
See Section 7.07 of this report.

Access and security:

The Metropolitan Police Crime Prevention Officer has assessed the application and has no objection to the proposed access and security arrangements for the proposed development, subject to the imposition of the Secure By Design condition.

7.12 Disabled access

The Council's Access Officer has assessed the application and raises no objection to the proposed development, subject to a condition requiring one of the residential units to be constructed to meet the standards for Category 3 M4 (3) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015; the remaining units are to be designed to the standards for Category 2 M4 (2) dwelling.

7.13 Provision of affordable & special needs housing

The proposal is for 12 residential units and so the scheme falls within the affordable housing requirement threshold of 10 units as set out in London Plan Policy 3.13 (2016). Policy H2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that 35% of all new residential units in the borough should be delivered as affordable housing. Subject to the provision of robust evidence, the Council will adopt a degree of flexibility in its application of Policy H2 to take account of tenure needs in different parts of the borough as well as the viability of schemes. On this basis, 4 of the 12 units proposed in the scheme should be provided as affordable housing to comply with the requirements of Policy H2, to be secured by way of the S106 Agreement.

A full Financial Viability Appraisal (FVA) has been carried out in support of this application, which has been reviewed by an appropriately qualified, third party, financial consultant. The consultants consider that although the scheme is not sufficiently viable to provide a policy compliant level of affordable housing or sufficiently viable that units could be provided in a workable scheme on site, there is enough viability for a financial contribution to be requested.

The viability consultants have advised the Council that a £286,193 contribution should be secured. The applicant has agreed the contribution. This can be secured by way of the S106 Agreement, alongside an affordable housing review mechanism.

7.14 Trees, Landscaping and Ecology

Trees and Landscaping:

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises that new development should retain topographical and landscape features of merit

and that new planting and landscaping within development proposals should be provided wherever it is appropriate.

The Council's Trees/Landscape Officer has assessed the application and raises no objection to the proposed residential development subject to conditions to ensure that the detailed landscape proposals preserve and enhance the character and appearance of the area. It is considered that the scheme is on the whole acceptable and in compliance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The proposed scheme would provide a bin store within the basement, which would be accessed externally at ground level due to the topography of the site. The plans indicate that the bin store would provide sufficient space to accommodate adequate capacity for waste and recycling. It would also be conveniently located for future occupants and for collection. Details have also been provided to demonstrate that refuse vehicles can safely enter and exit the site. The development therefore accords with Policy 5.17 of the London Plan (2016).

7.16 Renewable energy / Sustainability

Sustainability policy is now set out in the London Plan (2016), at Policy 5.2. Part A of the policy requires development proposals to make the fullest contribution to minimising carbon dioxide emissions by employing the hierarchy of: using less energy; supplying energy efficiently; and using renewable technologies. Parts C & D of the policy require proposals to include a detailed energy assessment. Part E of the London Plan policy allows for developments to be policy compliant by supplementing on-site reductions with off-site solutions through Section 106 funds.

An energy statement, submitted as part of the application, has been assessed by the Council's Sustainability Officer. Whilst the energy assessment correctly sets out the London Plan Policy requirement for the development to achieve zero carbon, the submitted assessment refers to the 2014 Supplementary Planning Guidance for support in setting out the policy requirement; this guidance has been superseded by the London Plan 2016 and supporting Advice Note on Preparing Energy Assessments. The approach adopted in the energy assessment is materially wrong in planning terms.

Consequently the development does need to achieve zero carbon. It meets the minimum on-site requirement of 35% reduction from 2013 Building Regulations by achieving 44%. However, it does not attain the policy requirement of zero carbon and is 15.5tCO₂ per annum short of the target.

Consequently, a contribution of £27,900 (shortfall in tCO₂ per annum) x (30 years) x (£60 cost of tCO₂) to the Council's carbon reduction fund is required to be included within the S106 Agreement, in accordance with Policy 5.2e and the Guidance on Preparing Energy Assessments. The applicant has agreed to provide this energy contribution through the Section 106 Agreement.

The proposed development would provide energy through the provision of PVs on the roof of the proposed building. Details of the proposed PVs can be dealt with by way of a condition on any consent granted.

7.17 Flooding or Drainage Issues

The site is located in Flood Zone 1 according to the Environment Agency Flood Maps. The Council's Floodwater Management Officer has assessed the application and raises no

objection to the proposed development, subject to a condition on any consent granted requiring the development to be carried out in accordance with the Surface Water Drainage Strategy submitted with this application.

7.18 Noise or Air Quality Issues

Noise:

Policy 7.15 of the London Plan (2016) seeks to reduce noise and minimise the existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals. Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not grant permission for uses detrimental to the character or amenities of surrounding properties due to noise unless sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable.

Subject to a condition requiring the submission of a sound insulation scheme, it is considered that the proposed development would not result in unacceptable noise levels for residents and neighbouring properties, in accordance with Policy 7.15 of the London Plan (2016) and Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Air Quality:

Policy EM8 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) seeks to ensure that developments do not cause deterioration in the local air quality levels and to protect existing and new sensitive receptors.

An air quality assessment has been provided as part of the application. The application site is not located within an Air Quality Management Area (AQMA) and the proposed development would not lead to a significant impact on air quality in the area. The proposal would therefore comply with Policy EM8 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

7.19 Comments on Public Consultations

No responses were received during the public consultation.

7.20 Planning Obligations

Section 106:

Policy R17 of the Local Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open spaces, facilities to support art, culture and entertainment facilities through planning obligations in conjunction with other development proposals.' Furthermore, London Plan (2016) policy 8.2 confirms that development proposals should address strategic and local priorities through use of planning obligations where appropriate.

In this instance, planning obligations relating to the following are required:

- (i) Affordable Housing Contribution of £286,193
- (ii) Affordable Housing Review Mechanism
- (iii) Energy: carbon reduction fund contribution of £27,900

Community Infrastructure Levy:

The proposed development would be Mayoral CIL Liable. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be

required for each net additional square metre added to the site as part of the development.

The proposal would also be liable under the London Borough of Hillingdon's Community Infrastructure Levy (CIL), which was introduced in August 2014. The charging schedule requires a fee of £95 per square metre for residential developments.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought for the erection of 12 apartments with associated parking, cycle storage for 24 cycles, motorcycle parking, disabled parking and bin storage.

The proposed development is considered to be acceptable in regards to its appearance and impact on the character of the area, and would not adversely impact on the setting of the adjacent locally listed building Aldis House. The proposed development would provide acceptable levels of residential amenity for residents in regards to sunlight/daylight, privacy, internal floor space and external amenity space. The proposal would provide acceptable levels of parking and traffic generation and would not cause harm to the highway network.

The proposed development is considered to comply with Policies AM7, AM14, BE13, BE19, BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD and HDAS: Residential Layouts SPD.

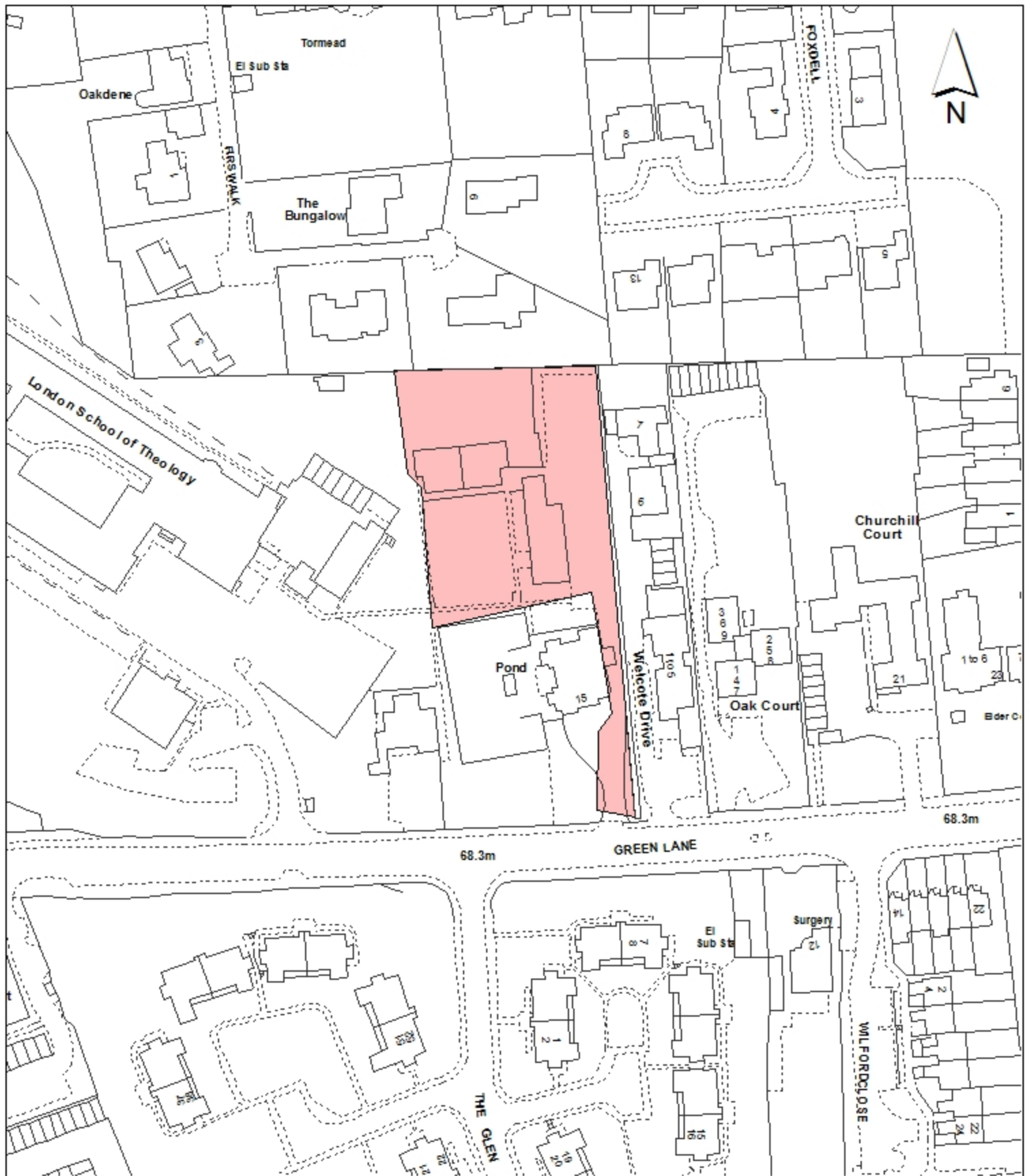
The application is therefore recommended for approval, subject to conditions and a S106 Agreement.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
HDAS: Residential Layouts SPD
London Plan 2016

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**London School of Theology
Green Lane**

Planning Application Ref:

10112/APP/2017/2077

Planning Committee:

Major

Scale:

1:1,250

Date:

January 2018

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

Civic Centre, Uxbridge, Middx. UB8 1UW
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