

Report of the Head of Planning, Sport and Green Spaces

Address AIRLINK HOUSE, 18-22 PUMP LANE HAYES

Development: Variation of Conditions 2 (Approved Plans), 3 (Supporting Documents), 6 (Landscaping) and 13 (Car Parking) of planning permission ref: 5505/APP/2015/1546 dated 29/04/2017 (Erection of a 3 storey side extension to existing hotel and conversion of banqueting hall and first floor bathrooms to create a 52 bedroom hotel with associated undercroft driveway and car parking) to reflect changes to the internal layout, landscaping and fenestration

LBH Ref Nos: 5505/APP/2017/3179

Drawing Nos: Transport Note [Caneparo, August 2017]
SUDS Report [GTA, August 2017]
Noise Report [DKN Acoustics, July 2017]
Energy Statement [BlueSky Unlimited, August 2017]
Planning and Design Statement [Maven Plan, August 2017]
AIR/52BEDS/EXI/SITE/500/0
AIR/52BEDS/EXI/BLOCK/2500/02
2800-AIRLINK/11
2800-AIRLINK/12
2800-AIRLINK/13
2800-AIRLINK/14
2800-AIRLINK/15
Proposed Rear Elevation
Planning Design and Access Statement

Date Plans Received:	31/08/2017	Date(s) of Amendment(s):	31/10/2017
Date Application Valid:	04/09/2017		31/08/2017 30/10/2017

1. SUMMARY

This application seeks to vary conditions 2, 3, 6 and 13 of planning ref: 5505/APP/2015/1546 which gave permission for "Erection of a 3 storey side extension to existing hotel and conversion of banqueting hall and first floor bathrooms to create a 52 bedroom hotel together with associated undercroft driveway and car parking".

This application seeks to consolidate the changes under this application. The proposals are considered to be minor material amendments that would not significantly alter the appearance of the building nor would the changes result in harm to the amenity of neighbouring residents.

2. RECOMMENDATION

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

A) The Council entering into a Deed of Variation with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

1. To replace the description of development with 'Variation of Conditions 2 (Approved Plans), 3 (Supporting Documents), 6 (Landscaping) and 13 (Car Parking) of planning permission ref: 5505/APP/2015/1546 dated 29/04/2017 (Erection of a 3 storey side extension to existing hotel and conversion of banqueting hall and first floor bathrooms to create a 52 bedroom hotel with associated undercroft driveway and car parking) to reflect changes to the internal layout, landscaping and fenestration.'

2. The S106 Agreement remains valid and in force subject to the variations in this Deed.

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

1 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date 26 January 2016.

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 2800-AIRLINK/17, 2800-AIRLINK/11, 2800-AIRLINK/12, 2800-AIRLINK/13, 2800-AIRLINK/14, 2800-AIRLINK/15, 2800-AIRLINK/66.

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

3 COM5 General compliance with supporting documentation

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

Transport Note [Caneparo Associates, August 2017],
SUDS Drainage Assessment [GTA Cvilis Ltd, August 2017],
Planning, Design and Access Statement [Maven Plan, August 2017],
Noise Report [DKN Acoustics, July 2017],
Energy Statement [Bluesky Unlimited, August 2017],

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

REASON

To ensure that the development complies with the objectives of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016)

4 COM7 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building, unless otherwise agreed in writing with the Local Planning Authority.

REASON

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

5 COM25 Loading/unloading/deliveries

The premises shall not be used for delivery and the loading or unloading of goods outside the hours of 08:00 and 18:00, Monday to Friday, and between the hours of 08:00 and 13.00 on Saturdays. The site shall not be used for delivery and the loading or unloading of goods on Sundays, Public or Bank Holidays.

REASON

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

6 COM9 Landscaping (car parking & refuse/cycle storage)

The development shall be carried out in accordance with the landscaping details shown on plan 2800- Airlink/11 and shall be maintained in full accordance with the approved details for so long as the development remains in existence.

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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016)

7 NONSC Contaminated soils

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 COM20 Air extraction system noise and odour

Other than those existing, no air extraction system or other plant or machinery shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority.

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 assessments shall be made in accordance with British Standard 4142 'Method for rating industrial noise affecting mixed residential and industrial areas'.

Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 NONSC Kitchen door

The kitchen door on the western facade is to be used for kitchen access only and otherwise kept closed at all times.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 NONSC No use of roof area

No access onto, use of, activity, storage whatsoever shall occur on the roof of the new extension hereby approved, other than for maintenance and repair as may be required on occasion for the lifetime of the development.

REASON

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

11 COM27 Traffic Arrangements - submission of details

Within 3 months of the date of this permission, details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) shall be submitted to the Local Planning Authority for approval.

The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016)

12 NONSC Car park management

The car parking facilities provided at the hotel shall be used by hotel staff and guests only and strictly for the duration of their stay at the hotel. Within 3 months of this permission being granted, a car parking management strategy shall be submitted to demonstrate how this will be managed and to ensure the efficient operation of the car park, especially at peak demand periods. The approved strategy shall be implemented as soon as it's approved and remain in place thereafter. Any changes to the strategy shall be agreed in writing with the Local Planning Authority.

REASON

To ensure suitable parking provision is provided on the site, in accordance with policies

AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2015).

13 H13 Installation of gates onto a highway

No gates shall be installed which open outwards over the highway/footway.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2015).

14 NONSC Floodlighting

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

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

15 NONSC Antenna

Unless otherwise agreed in writing by the Local Planning Authority, no antenna, masts, poles, satellite dishes or the like shall be erected on the development hereby approved

REASON

To ensure that the apparatus is not erected which would detract from the visual amenities of the and in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

16 COM31 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in 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 Policies 7.1 and 7.3.

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 (2015) and national guidance.

AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
BE25	Modernisation and improvement of industrial and business areas
BE26	Town centres - design, layout and landscaping of new buildings
BE28	Shop fronts - design and materials
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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 3.5	(2011) Quality and design of housing developments
LPP 7.2	(2011) An inclusive environment
LPP 6.1	(2015) Strategic Approach
LPP 6.13	(2015) Parking
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments

3 I59 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 (2015). 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 I11 **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

5 I15 **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

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 will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

7 I23 **Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: -

Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

8 I24 Works affecting the Public Highway - General

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

9 I25A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

10 I28 Food Hygiene

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

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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 located on the northern side of Pump Lane, approximately 75m east of the junction of Pump Lane and Coldharbour Lane. The site is approximately 1,440sqm in area and is located within the Hayes Town Centre.

The area adjoining the site to the north is characterised by two storey dwellings fronting Mount Road. To the east is an open air car park, and to the west, the site is adjoined by single and two storey commercial buildings. Across Pump Lane to the south is a 3 to 4 storey residential housing estate.

Occupying an area of approximately 0.14 hectares, the site accommodates a three storey hotel (with restaurant and banqueting facilities) building with car parking to the rear (accessed from Pump Lane, via drive way at eastern end to building).

The main access to the proposed development is from Pump Lane, which in its continuation is characterised by industrial and commercial developments such as the Argent Centre. Hayes and Harlington railway station is approximately 600m away from the site.

To the side and rear of the building is car parking for 11 vehicles.

The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special Local Character within the immediate vicinity of the site. The site is located within a Developed Area and within the Hayes Town Centre as identified in the Policies of the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The proposal includes the following changes:

- removal of the 3 hotel rooms originally proposed in the south west corner fronting Pump Lane to allow this area to be used as the restaurant/bar with the 3 previously consented hotel rooms relocated to the rear;
- changes to the internal layout to amend the corridor position and location of the bathrooms, staff rooms, office and bedrooms while a new gym is provided within the centre of the floorplate;
- change to the window size and position in rooms 15 and 20 on the ground floor facing east into the car park;
- 3 roof lights added onto the rear roof extension above rooms 23, 24 and 25 to provide sunlight/daylight;
- alterations to the landscaping so the tree planting is now evenly spaced along the side and rear boundaries;
- the bedroom windows along the frontage have also now been fitted with reflective glazing so pedestrians can't see into these rooms but guests can see out;
- at first floor level a minor adjustment has been made to the internal layout in the north-west corner to reconfigure one of the bedrooms and provide new storage and staff w/c facilities; and
- a new kitchen extraction duct has been added to the rear of the building to take fumes and odour from the kitchen and discharge them at roof level, well away from the residential properties at the rear
- the proposal provides 52 bedrooms and 11 car parking spaces which is the same as the number of rooms and car parking spaces provided under planning ref: 5505/APP/2015/1546 (26/01/2016).

3.3 Relevant Planning History

5505/ADV/2013/54 Airlink House, 18-22 Pump Lane Hayes
Installation of 1 externally illuminated fascia sign on side elevation

Decision: 19-09-2013 Approved

5505/ADV/2017/1 Airlink House, 18-22 Pump Lane Hayes

Installation of replacement built up internally illuminated channel lettering with logo sign

Decision: 01-03-2017 Approved

5505/APP/2005/2752 First Floor Airlinks House Pump Lane Hayes

CHANGE OF USE OF FIRST FLOOR FROM CLASS B1 (A) (GENERAL OFFICE) TO CLASS D (TUITION CENTRE)

Decision: 29-11-2005 Approved

5505/APP/2010/2455 Airlink House, 18-22 Pump Lane Hayes

Single storey rear extension and change of use of building from offices to a restaurant / banquet hall at ground floor level with 23 hotel rooms above.

Decision: 28-07-2011 Approved

5505/APP/2010/371 Airlink House, 18-22 Pump Lane Hayes

Change of use of ground floor only from Class B1 (Business) to Class A3 (Restaurants and Cafe for use as a restaurant and new access ramp to front entrance, 2 new double timber fire doors to rear, new brick bin store, and new 10m high extract duct to side.

Decision: 03-09-2010 Approved

5505/APP/2011/3064 Airlink House, 18-22 Pump Lane Hayes

Application to vary condition 2 of planning permission ref: 5505/APP/2010/2455 to make minor internal alterations at the ground, first and second floor level and increase height of rear extension adjoining northern boundary by 1.3m

Decision: 14-08-2012 Approved

5505/APP/2013/1843 Airlink House, 18-22 Pump Lane Hayes

Installation of 14 x wall mounted floodlights to front and side

Decision: 19-09-2013 Approved

5505/APP/2013/996 Airlink House, 18-22 Pump Lane Hayes

Application to vary conditions 13 and 23 for a temporary period of 12 months only to planning permission (ref: 5505/APP/2011/3064) for single storey rear extension and change of use of building from offices to a restaurant/banquet hall at ground floor level with 23 hotel rooms above, dated 06/11/2012 to extend the opening hours of the premises.

Decision: 19-07-2013 Approved

5505/APP/2014/1499 Airlink House, 18-22 Pump Lane Hayes

Variation of conditions 13 (Noise) and 23 (Operating Hours) of planning permission ref: 5505/APP/2011/3064 dated 06/11/2012 to extend the hours to which music can be played and to extend the hours during which staff can be in the restaurant, banqueting halls and bar areas (Application to vary condition 2 of planning permission ref: 5505/APP/2010/2455 to make minor internal alterations at the ground, first and second floor level and increase height of rear extension adjoining northern boundary by 1.3m).

Decision: 07-10-2014 Approved

5505/APP/2014/3244 Airlink House, 18-22 Pump Lane Hayes

3-storey side extension involving alterations to the existing parking layout

Decision: 22-01-2015 Approved

5505/APP/2015/1546 Airlink House, 18-22 Pump Lane Hayes

Erection of a 3 storey side extension to existing hotel and conversion of banqueting hall and first floor bathrooms to create a 52 bedroom hotel together with associated undercroft driveway and car parking.

Decision: 15-12-2015 Approved

5505/APP/2017/2640 Airlink House, 18-22 Pump Lane Hayes

Retrospective application for the use of the building as a 52 bedroom hotel with associated ground floor restaurant/bar and 11 parking spaces to the side

Decision: 16-08-2017 Withdrawn

Comment on Relevant Planning History

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

Part 2 Policies:

AM14 New development and car parking standards.

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- 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.
- BE25 Modernisation and improvement of industrial and business areas
- BE26 Town centres - design, layout and landscaping of new buildings
- BE28 Shop fronts - design and materials
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- 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 3.5 (2011) Quality and design of housing developments
- LPP 7.2 (2011) An inclusive environment
- LPP 6.1 (2015) Strategic Approach
- LPP 6.13 (2015) Parking
- LPP 7.4 (2011) Local character
- LPP 7.5 (2011) Public realm
- LPP 7.6 (2011) Architecture
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE2 Assessment of environmental impact of proposed development
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE5 Siting of noise-sensitive developments

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th November 2017**

5.2 Site Notice Expiry Date:- **6th November 2017**

6. Consultations

External Consultees

The application was consulted on between 16 October 2017 and 06 November 2017. 18 neighbouring occupiers were consulted.

No responses to the application were received.

Internal Consultees

Highways

This application is to regularise changes made to a new hotel that was constructed in 2016 in Pump Lane Hayes and is now open. The applicant has supplied a Transport Note by Caneparo Associates in support of the application. There are still 52 bedrooms on site as well as 11 car parking spaces and the access has remained unaltered. The applicant is also willing to enter a deed of variation of the existing Travel Plan for the site to comply with any changes to the scheme. From a highways perspective the traffic generation is the same as the approved scheme along with car parking provision and vehicular access. On that basis I have no highway concerns over the proposed changes so if you wish to approve the variations I have no objection.

SUSTAINABILITY

No objections.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development is established under planning ref: 55805/APP/2015/1546 (26-01-16) for a 3-storey, 12 bedroom side extension referred to above together with the conversion of the ground floor banquet hall and first floor bathrooms to create a 52 bedroom hotel across the whole site with associated undercroft driveway and parking (11 spaces). The proposals under this application are modest and do not impact the nature of the use and it is therefore acceptable in planning policy terms.

7.02 Density of the proposed development

No residential use is proposed as part of this development. Density is not therefore a relevant consideration.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

One of the Core Policies set out in the adopted Hillingdon Local Plan: Part 1 - Strategic Policies in respect of design is Policy BE1. This requires that all new developments should achieve a high quality of design in all new buildings, alterations and extensions and make a positive contribution to the local area in terms of layout, form and scale in order to protect the amenity of the surrounding land and buildings.

The design of the building is identical in all respects to the previously consented scheme save for some minor adjustment to the window size and positions serving bedrooms 15 and 20; the inclusion of 3 roof lights serving rooms 23, 24 and 25, and the provision of an

extraction vent running up the rear of the building to discharge at roof level.

In the context of the consented scheme, the changes proposed are modest. It is considered that this application would not alter the form and character consented under planning ref: 5505/APP/2015/1546.

7.08 Impact on neighbours

Policy OE1, in Appendix 5 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that planning permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally because of the siting or appearance or noise and vibrations.

The changes under this proposal are modest and is not considered to harm the amenity of nearby occupiers. An updated noise statement was submitted with this application which takes account of the changes. The kitchen extract is proposed to move further from the nearest properties and would have a lesser impact than the original position of the noise extract. The proposed alterations to the windows are modest and will not give rise to increased overlooking to occupiers of adjacent sites. As such the proposal is considered acceptable in this regard.

7.09 Living conditions for future occupiers

Living conditions for future occupiers is proposed to improve by virtue of additional windows and lighting.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The National Planning Policy Framework (NPPF) at Paragraph 32 states that plans and decisions should take account of whether safe and suitable access to the site can be achieved for all people; and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Paragraph 35 of NPPF also refers to developments and states that developments should be located and designed where practical to give priority to pedestrian and cycle movements; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

The proposal includes 11 car parking spaces which remains as consented and the access has remained unaltered. The traffic generation of this proposal is the same as the approved scheme. On this basis the highways impact of the proposal remains acceptable.

7.11 Urban design, access and security

Issues of design and access have been discussed elsewhere in the relevant sections of this report. In respect of security, it is not considered that the proposal would have any significant adverse impacts in terms of security.

7.12 Disabled access

The facilities are considered to be satisfactory from an accessibility standpoint. Notably, the Council's Access Officer raised no objection to the original proposals. The scheme is therefore considered to comply with Policy R16 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan policies 7.1 and 7.2 and the Council's Supplementary Planning Document 'Accessible Hillingdon'.

7.13 Provision of affordable & special needs housing

Considerations relating to affordable and special needs housing are not relevant to this proposal.

7.14 Trees, Landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is

appropriate. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features. Policy EM2 seeks to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains.

Minor alterations have been made to the landscaping so the tree planting is now evenly spaced along the side and rear boundaries. The planter boxes at the front of the building have been deleted as they don't currently exist and could result in rising damp to the front face of the building and attract litter from people passing by from the town centre.

No objections are therefore raised in landscape terms, subject to relevant landscape conditions being reimposed, to ensure that the proposals preserve and enhance the character and appearance of the area, in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The proposal would not alter the development in terms of waste management or storage from the scheme previously agreed within the original grant of planning permission.

7.16 Renewable energy / Sustainability

As part of the approved scheme the applicants submitted an energy report which confirms that the proposed development will achieve 35% carbon reduction against Part L 2013. The Council's Sustainability Officer raised no objections to the proposed development.

7.17 Flooding or Drainage Issues

The applicant has submitted an updated Sustainable Urban Drainage report (August 2017). The proposed system accords with the proposal agreed under planning ref: 5505/APP/2015/1546 (26-01-16) and as such this is considered acceptable.

7.18 Noise or Air Quality Issues

Saved Policies OE1 and OE3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to protect the environment from the adverse effects of pollutants and to ensure sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable.

A noise assessment, including the results of a noise survey was submitted in support of the original application. It is not considered that adverse noise or impacts are likely from the site, in accordance with Policy OE3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

AIR QUALITY

The proposal would not alter the development in terms of air quality from the scheme previously agreed within the original grant of planning permission.

7.19 Comments on Public Consultations

Not applicable

7.20 Planning Obligations

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

A number of planning obligations to mitigate the impacts of the development, were secured

under the original grant of planning permission.

Notwithstanding the amendments to the approved scheme, the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development. It is therefore recommended that these planning obligations be secured as part of any forthcoming approval by way of a Deed of Variation to the existing S106 Agreement.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None identified.

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 Probitry in Planning, 2009.

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

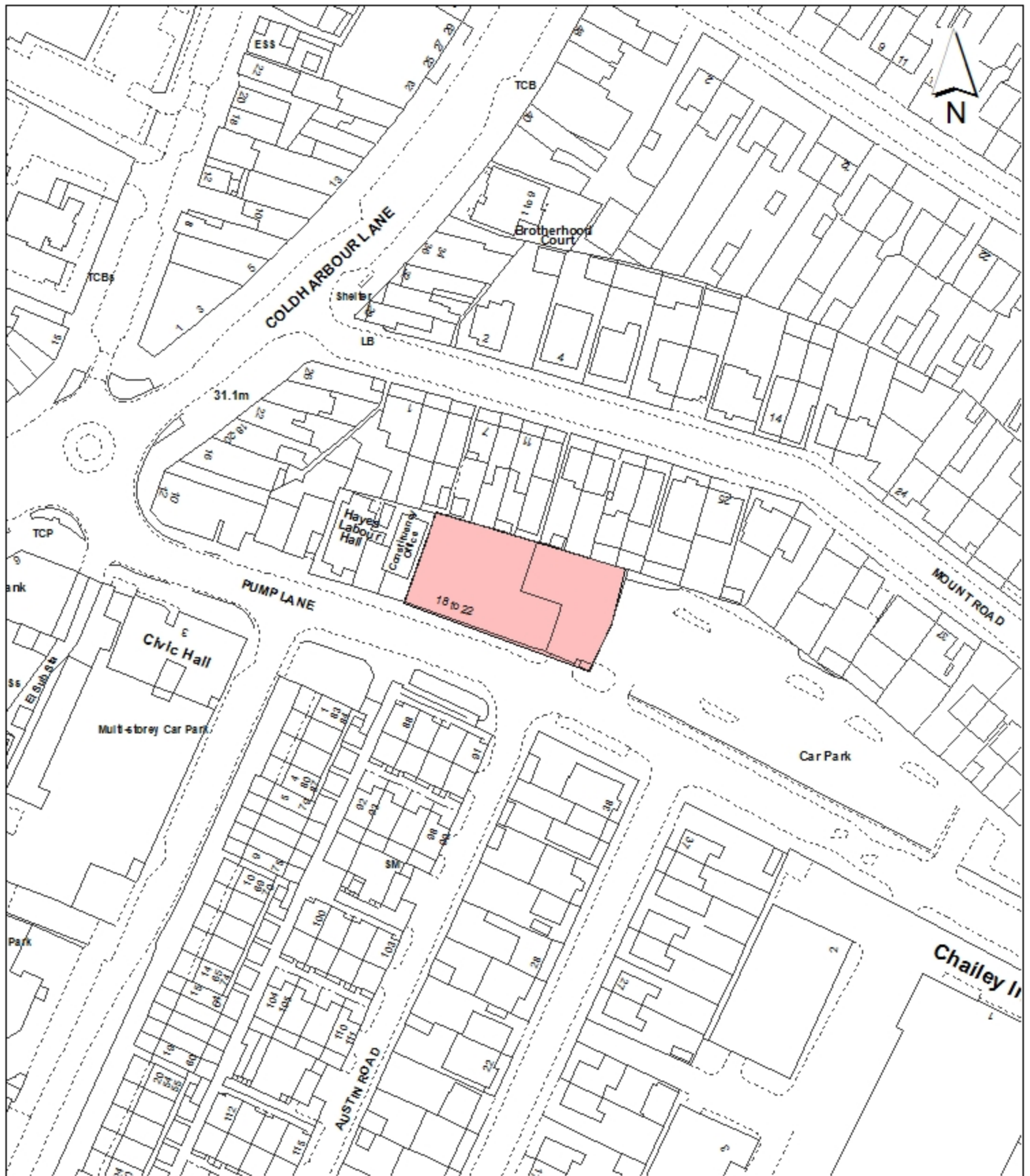
The proposed alterations under this application are modest in comparison to the original permissions at this site. The proposal would not harm the amenity of nearby occupiers or dramatically alter the appearance of the building. Subject to conditions, it is recommended that the alterations under this proposal are approved.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
National Planning Policy Framework (2012)

Contact Officer: Zenab Haji-Ismael

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Airlink House

Planning Application Ref:

5505/APP/2017/3179

Planning Committee:

Major

Scale:

1:1,250

Date:

January 2018

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



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