

Report of the Head of Planning, Sport and Green Spaces

Address HAYES CIVIC HALL - CAR PARK PUMP LANE HAYES

Development: Installation of metal powder coated guard fencing and lighting columns along perimeter of car park roof.

LBH Ref Nos: 18520/APP/2017/4379

Drawing Nos: 2017/D230/P/01 - Location Plan
2017/D230/P/02 - Site Plan Showing Fencing
2017/D230/P/03 - Site Plan Showing Lighting & Fencing
2017/D230/P/04 - Proposed Elevations

Date Plans Received: 05/12/2017 **Date(s) of Amendment(s):**

Date Application Valid: 05/12/2017

1. **SUMMARY**

The proposed works seek to install fencing and lighting within an existing car park. The works would provide a more secure and safe environment within the car park and surrounding area without any detrimental impact upon visual and residential amenities or highway safety.

Accordingly, the application is recommended for approval subject to the following conditions.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 SP01 **Council Application Standard Paragraph**

This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land.

2 COM3 **Time Limit**

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

REASON

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

3 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:-

2017/D230/P/01;
2017/D230/P/02;
2017/D230/P/03;
2017/D230/P/04;

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

existence.

REASON

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

4 0M11 Floodlighting

Notwithstanding the plans hereby approved, no 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 BE 13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and in the interests of highway safety in accordance with Policy AM 7.

5 COM7 Materials (Submission)

No development shall take place until details of all external finishes for the fencing and lighting columns, including RAL paint colour have been submitted to and approved in writing by the Local Planning Authority. The colour of the fencing and lighting columns hereby approved shall be matching.

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE 13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development

3

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.

4 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.

3. **CONSIDERATIONS**

3.1 Site and Locality

The site is located within the Primary Shopping Area which is itself contained within the wider zone of Hayes Town Centre. It is occupied by a red brick two-storey flat roof structure which provides car parking, including on the roof top. The building also houses a religious centre and a retail use. There is a 1.2 metre high brick parapet wall and a low metal post and rail barrier extending around the roof perimeter. There are existing lighting columns present on the roof top, towards the centre of the car park and also adjacent to the vehicular access ramp.

Surrounding buildings are of a mixture of designs and scales although flat roof and mansard roof structures of 2 to 3 storeys in height are the most common features. The main commercial centre of Hayes extends to the north, west and south of the site whilst development to the east is predominantly residential.

3.2 Proposed Scheme

The proposal involves installing metal mesh fencing along the eastern (Crown Close) and northern (Pump Lane) roof perimeter along with periodic lighting columns on all roof edges. The fencing would be 2.4 metres in high and be positioned on the inside of the existing parapet wall, replacing the current post and rail fencing. Additional lighting would be mounted on steel poles of 5 metres in height, similar to existing lighting columns within the car park. A total of 11 columns would be installed around the perimeter of the car park.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant site 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:

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.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE26 Town centres - design, layout and landscaping of new buildings

OE1 Protection of the character and amenities of surrounding properties and the local

	area
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **1st February 2018**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised by way of a site notice displayed on Pump Lane. Letters were also sent to the owners/occupiers of neighbouring buildings to inform them of the application and to invite comments. No responses have been received from members of the public. The consultation period expired on the 1st of February 2018.

No considerations requiring input from other external consultees are applicable to this application.

Internal Consultees

LANDSCAPES:

No trees will be affected by the proposal. The proposal is intended to improve the lighting and safety of this roof-top facility. The mesh fencing is described as 'colour-coated'. No colour is specified. However, it should be a recessive colour which is discrete and does not draw attention to itself - preferably a neutral grey which will be lost against the sky. Lighting columns and barrier rails should be colour co-ordinated.

HIGHWAYS:

Providing the light generated by the new lanterns is properly aligned there should be no light overspill into surrounding uses and roads. On the basis of the above comments I do not have significant highway concerns over the latest proposals.

DESIGN OUT CRIME OFFICER:

2.4m wire mesh fence would be an appropriate choice in this circumstance.

In relation to the lighting, if it is being done to BS 5489 (highway standards) that would be ideal, if not then ensure that the lighting has at least a uniformity score of at least 40, colour rendering index score of 60 and a minimum LUX level of 5. Bollard lighting is not to be used.

If CCTV is being considered, if possible have one camera positioned in such a way that it would get a close up view of faces for identification purposes. This can be achieved by it being placed in pinch points such as doorways etc. If it is not to be installed consideration should be given to installing a "commando" socket on a lamp post, which will enable a remote camera to be installed with ease

and with relatively low cost, at a later date if it is required.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed works would be positioned on an existing building within an established built-up area. The National Planning Policy Framework (NPPF) para. 11 instructs for a presumption in favour of sustainable development, subject to accordance with relevant development plan policies.

The proposal will be assessed against relevant policies within the main body of this report.

7.02 Density of the proposed development

Not applicable as this is not a residential development.

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

Not applicable as the site is not within any designated areas.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

There is no green belt land nearby.

7.07 Impact on the character & appearance of the area

The proposed fencing would be positioned around the edges of the roof where there is an existing parapet wall and low profile post and rail fence. The parapet wall would be retained and would screen part of the fencing. The remaining fencing that would project above the parapet wall would not be visually intrusive as the use of mesh and an appropriate colour would enable it to blend in with the skyline. The fencing would be uniform in height and step up in line with the stepped parapet wall on the eastern elevation. It would therefore appear consistent and would not disrupt the overall form of the building.

The lighting columns would be similar in height and appearance to the existing columns present on the roof top, although the number of columns would increase. It is considered that they would represent an acceptable feature, subject to further details being provided on the amount of light that would be generated.

It is therefore considered that the proposed development would accord with Policies BE 13 of the Local Plan.

7.08 Impact on neighbours

The nearest neighbouring residential properties are flats on Austin Road, approximately 20 metres to the east of the site and on Pump lane approximately 18 metres to the north of the site. The proposed development would not alter the existing use of the building or result in any intensification of its use. The fencing would be visually permeable and is sited far enough away from neighbouring windows to prevent it from appearing overbearing or oppressive.

The proposed lighting would be acceptable given that it is sited in an area where there is existing street lighting. This is subject to further details being received to confirm that the light would be directed away from neighbouring windows, that cowling would be used to prevent light spillage and glare and that the intensity of the lighting would be appropriate given the proximity of the site to neighbouring residential properties.

The existing parapet wall would be retained and would continue to shield light for car

headlights, preventing disturbance to the occupants of properties with windows facing towards the car park.

It is therefore considered that the proposed development, subject to appropriate conditions, would comply with policies BE 20, BE 21, BE 22, BE 24 and OE 1 of the Local Plan.

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed fencing would not result in the loss of any of the parking spaces currently provided on the roof top and the provision of fencing and additional lighting would be beneficial to pedestrian safety.

It is therefore considered that the proposed works accord with Local Plan Policies AM 7 and AM 14.

7.11 Urban design, access and security

The provision of additional lighting and fencing would provide a more secure and safe environment for users of the car park as well as pedestrians and residents within the immediate surrounding area. There is a known issue with anti-social behaviour on the site, which includes objects being thrown from the roof towards people on the ground below, and the proposed fencing and lighting would be effective in preventing this.

The wire mesh fencing would allow views to permeate, ensuring there would be no significant loss in levels of natural surveillance.

It is therefore considered that the proposed works are in compliance with Local Plan Policy BE 18 and Policy 7.3 of the London Plan.

7.12 Disabled access

Not applicable given the nature of the application.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

There is no existing landscaping on the site that would be affected nor is there any requirement for landscape planting.

7.15 Sustainable waste management

Not applicable.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

Not applicable.

7.19 Comments on Public Consultations

No public representations received.

7.20 Planning obligations

The proposed development would not generate any impact that would need to be addressed by way of planning obligations to be secured by legal agreement.

The development would not be subject to any CIL charge as no additional floor area is

being created.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

No further matters.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities

must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

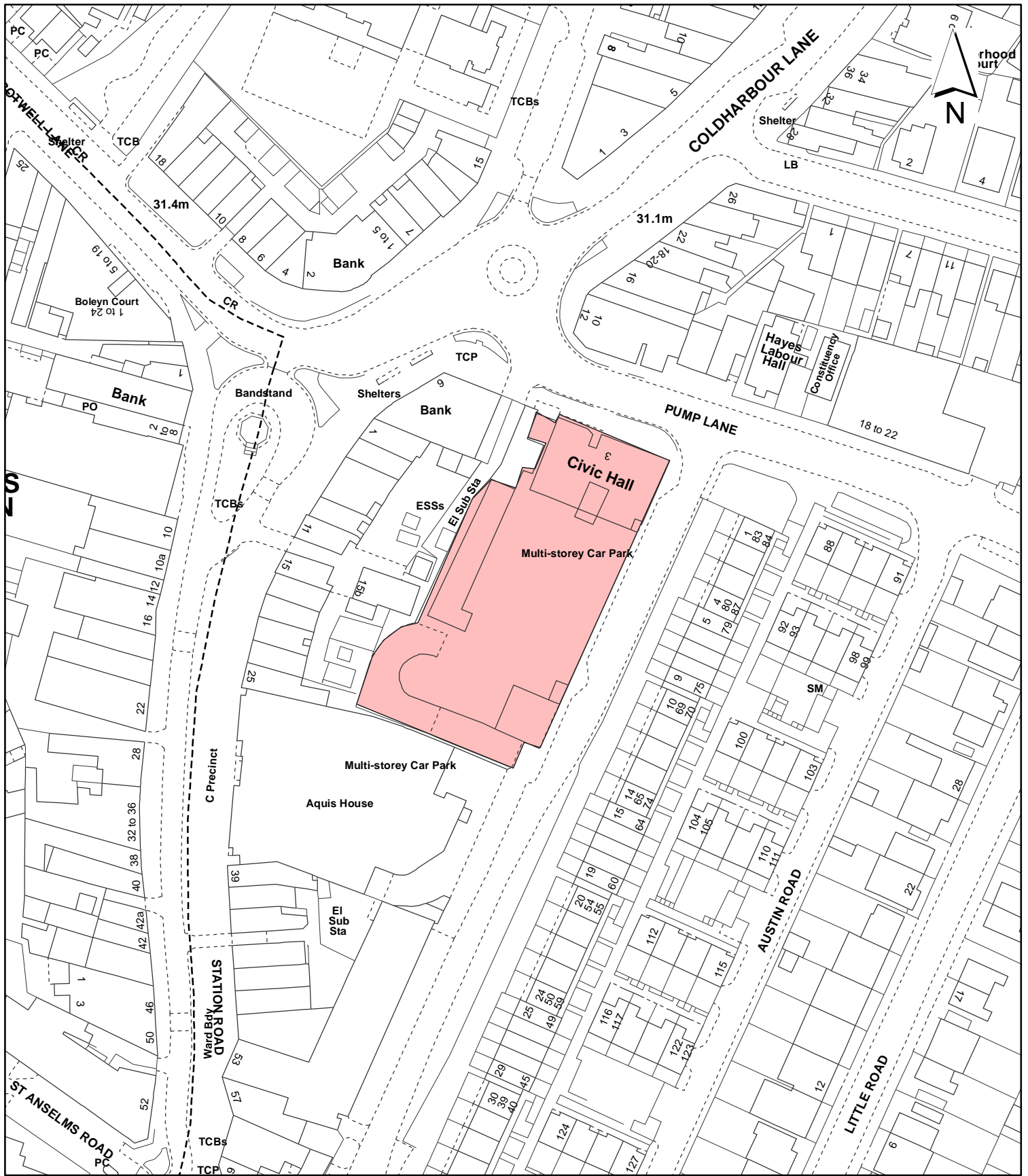
It is recommended that the application is approved, subject to the conditions set out in this report.

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 (NPPF)

Contact Officer: James McLean Smith

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Notes:

 Site boundary

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Site Address:

**Hayes Civic Hall
 Car Park**

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

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

Planning Application Ref:

18520/APP/2017/4379

Scale:

1:1,250

Planning Committee:

Major

Date:

February 2018



HILLINGDON
 LONDON