

## Report of the Head of Planning, Sport and Green Spaces

**Address** BATTLE OF BRITAIN MUSEUM AND VISITOR CENTRE WREN AVENUE  
UXBRIDGE

**Development:** Erection of 18 x 6m high flag poles to hang flags such as the Hillingdon coat of arms, military or naval flags, royal cypher flags, flags produced specifically for special national events/occasional use (e.g. flags to mark royal weddings or historical military events), or any non-commercial flags which existed at the time of the Battle of Britain.

**LBH Ref Nos:** 585/ADV/2017/139

**Drawing Nos:** 2017/D/237/P/02  
2017/D/237/P/03  
2076/D/237/P/01

**Date Plans Received:** 21/12/2017

**Date(s) of Amendment(s):**

**Date Application Valid:** 21/12/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site forms part of St Andrews Park (the former RAF Uxbridge Site), for which outline consent was granted under application reference 585/APP/2009/2752 for a residential led, mixed-use development, and amended under application reference 585/APP/2015/848.

The RAF Bunker site is currently used by the Friends of the Bunker volunteers who manage the use of the adjacent underground bunker, a WW1 structure used during the Battle of Britain and now a visitor centre with the recreated plotting room and numerous RAF exhibits. Within the site is the new visitors centre that is close to completion. The site also includes the Uniter Building (Cold War Bunker) to the north and electricity substation to the east.

The site is located within the green belt as designated by the Hillingdon Local Plan (November 2012).

#### 1.2 Proposed Scheme

The erection of 18 x 6m high flag poles in two areas, 3 flagpoles are to be sited by the Memorial Stone, and 15 flagpoles on the sloping bank between the access road and the new car park. The flags are proposed to hang recognised non-national flags such as the Hillingdon coat of arms, military or naval flags, royal cypher flags, flags produced specifically for special national events/occasional use (e.g. Flags to mark royal weddings or historical military events), or any non commercial flags which existed at the time of the Battle of Britain.

The flag poles would be constructed from white fibreglass with gold finials.

### 1.3 Relevant Planning History

585/APP/2009/2752

R A F Uxbridge Hillingdon Road Uxbridge

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:

- a) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
- b) Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
- c) Creation of a three-form entry primary school of 2 storeys;
- d) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
- e) Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
- f) Creation of a local centre to provide up to 150sq.m of retail (Class A1 and A2) and 225sq.m GP surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

2. In addition to the above, full planning permission for:

- a) Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
- b) Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
- c) Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
- d) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
- e) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking.
- f) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed);
- g) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors;

**Decision Date:** 18-01-2012

Approved

**Appeal:**

585/APP/2014/3739

The Battle Of Britain Bunker, Raf Uxbridge Hillingdon Road Uxt

Erection of a temporary modular building with associated works and installation of a temporary road

**Decision Date:** 10-12-2014

Approved

**Appeal:**

585/APP/2014/3910

The Battle Of Britain Bunker, Raf Uxbridge Hillingdon Road Uxt

Erection of Battle of Britain Education and Visitor centre with exhibition space, auditorium, meeting rooms, library, cafe and shop and associated parking area and landscaping.

**Decision Date:** 08-01-2015

Approved

**Appeal:**

#### Comment on Planning History

Planning permission was approved on 10 December 2014 under application reference 585/APP/2014/3739 for the erection of a temporary modular building with associated works and installation of a temporary road. These are works were to enable the continued operation of the facilities during demolition and construction of the new visitors centre.

Prior approval was granted for the demolition of the former AUS building on 17 November

2014.

Planning permission was approved on 18 January 2015 under application reference 585/APP/2014/3910 for the Erection of Battle of Britain Education and Visitor centre with exhibition space, auditorium, meeting rooms, library, cafe and shop and associated parking area and landscaping.

## **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- 29th January 2018

**2.2** Site Notice Expiry Date:- Not applicable

## **3. Comments on Public Consultations**

Consultation letters were sent to 8 local owner/occupiers on 4 January 2018. The application was also advertised by way of site and press notices. No responses were received.

HISTORIC ENGLAND  
No objection raised

Internal Consultees

CONSERVATION OFFICER  
No objection.

## **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

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

LPP 7.16 (2016) Green Belt

LPP 7.5 (2016) Public realm

LPP 7.8 (2016) Heritage assets and archaeology

- R7 Provision of facilities which support arts, cultural and entertainment activities
- R8 Loss of facilities which support arts, cultural and entertainment activities

## 5. MAIN PLANNING ISSUES

The display of advertisements is controlled under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. The application seeks consent to display an advertisement and in such cases the Council can only give due regard to the impact of the advertisement on amenity and public safety.

In considering these issues the Council can refer to its planning policies as contained within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE1 of the Hillingdon Local Plan (November 2012) requires all new development to maintain the quality of the built environment by providing high quality urban design. Policies BE27 and BE29 of the Hillingdon Local Plan (November 2012) states that advertisements will only be granted express consent if their size and design complement the scale, form and architectural composition of individual buildings. Furthermore, the Local Planning Authority seek to ensure that the advertisements do not compromise public safety.

The proposed flags are intended to be used to celebrate the former use of the site, any events that might be occurring within the new visitor centre, or national and international events of significance.

The Council's Conservation Officer has raised no objection to the proposed flags. It is considered that the proposed flags would not unduly compromise public safety in accordance with point iii of Policy BE27 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The nearest residential properties are located over 50m to the east of the proposed flags within Patch Close on the opposite side of existing buildings and the large boundary wall that surrounds this section of the former RAF Uxbridge site. There will therefore be no adverse impact on residential amenity.

In conclusion, the proposals are considered to comply with Policies BE27 and BE29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application for advertisement consent is therefore recommended for approval.

## 6. 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 ADV1 Standard Advertisement Conditions

i) No advertisement is to be displayed without the permission of the owner of the site or

any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

#### REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

#### INFORMATIVES

**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** 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.

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

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

LPP 7.16 (2016) Green Belt

LPP 7.5 (2016) Public realm

LPP 7.8 (2016) Heritage assets and archaeology

R7 Provision of facilities which support arts, cultural and entertainment activities

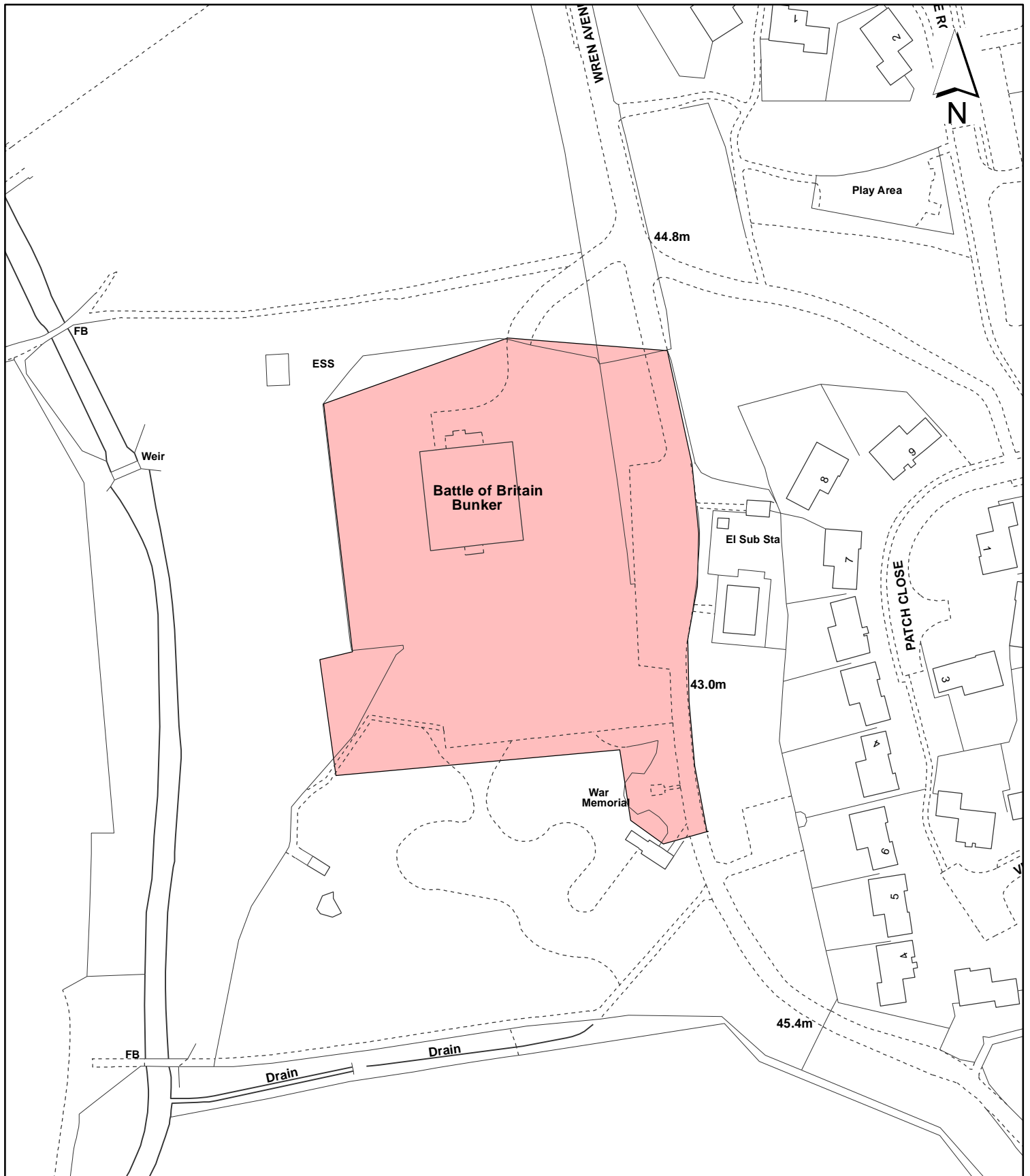
R8 Loss of facilities which support arts, cultural and entertainment activities

**3** 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** 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.

**Contact Officer:** Ed Laughton

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Battle of Britain Bunker  
 St Andrews Park**

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

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

Planning Application Ref:  
**585/ADV/2017/139**

Scale:  
**1:1,250**

Planning Committee:  
**Major**

Date:  
**February 2018**



**HILLINGDON**  
 LONDON