

Report of the Head of Planning & Enforcement

Address BREAKSPEAR HOUSE BREAKSPEAR ROAD NORTH HAREFIELD

Development: Details in compliance with conditions 4 (Site survey) and 7(i) (Survey plan) of planning permission ref.7610/APP/2008/1012 dated 21/08/2009: Conversion of existing house to 9 flats and erection of 8 dwellings.

LBH Ref Nos: 7610/APP/2009/2499

Drawing Nos: 22214-A
1677-001 REV. C
1677-005 REV. H
1677-006 REV. B
1677-375 REV. B
99225-93 REV. J
99225-96 REV. H
99225-97 REV.F
STATEMENT ON CAR PARK LEVELS REF:1677-R009
1677-381
1677-007

Date Plans Received: 18/11/2009 **Date(s) of Amendment(s):** 18/11/0009
Date Application Valid: 18/11/2009 01/02/0010
11/02/0010
23/03/0010

1. SUMMARY

The current application relates to the enabling development associated with the refurbishment and conversion of Breakspear House, a Grade 1 Listed Building to 9 residential apartments. The application seeks approval of details pursuant to conditions relating existing site surveys and finished levels of the enabling development, approved under planning permission ref: 7610/APP/2008/1012 in August 2009. The drawings submitted pursuant to the discharge of conditions in relation to the finished levels show that the enabling terrace (units 1-4) and the upper deck of the car park would need to be approximately 1 metre higher than the approved drawings indicate. Because these levels differ from those indicated on the approved plans, it is considered expedient for Committee to determine the revised level details.

It is not considered that the increased height of these parts of the enabling development would detract to a detrimental degree from the setting of the Listed Mansion and Dovecote. It is also not considered that the visual amenities or the open character of the Green Belt, the visual amenities of the Harefield Village Conservation Area or the residential amenities of neighbouring occupiers will be adversely affected by these changes.

It is therefore recommended that the details be agreed and the relevant be conditions discharged, subject to no objections being received from English Heritage.

2. RECOMMENDATION

That subject to no objections being received from English Heritage, details provided in respect of conditions 4 and 7(i) of planning permission ref: 7610/APP/2008/1012 dated 21/8/2009 be agreed.

INFORMATIVES

1

You are reminded that the details hereby approved relate to existing and proposed levels only. Details of the proposed car parking layout, tree protection and hard and soft landscaping, steps/ramps, boundary and retaining walls, including the treatment of the boundary between the rear gardens of units 5-8 and the Walled Garden, are the subject of separate conditions attached to planning permission 7610/APP/2008/1012 dated 21/08/2009.

2

You are advised that the tree protection measures and construction/tree protection methodologies required by condition 9 of planning permission 7610/APP/2008/1012 dated 21/08/2009 should include a discrete section concerning the retaining walls to the rear of enabling units 1-8.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south western side of Breakspear Road North approximately 1 kilometre to the south east of Harefield Village. It comprises of:

- (a) 'Breakspear House', which is a three storey, grade 1 listed building;
- (b) the 'Dovecote' which is a grade I listed building;
- (c) the 'Upper Lodge', which is a bungalow at the entrance with Breakspear Road North;
- (d) 'The Cottage', which is a two storey house located on Breakspear Road North to the south of (c);
- (e) the 'Lower Lodge', which is a bungalow located to the north of the main house (d);
- (f) the 'Walled Garden' which is an area to the west of the site with walls in a variety of states of disrepair; and
- (g) single storey outbuildings located to the west of the main house (these buildings have already been demolished). The site excludes the Breakspear Livery Stables and the associated field to the south of the access road.

The main house is accessed from a 220 metre long driveway which runs parallel to Breakspear Road North. This driveway serves 'Middle Lodge' approximately 400 metres to the south of the Breakspear Estate. The main house is orientated to the north east with a series of former outbuildings being located to the north west. The outbuildings consisted of a single storey building with a pitched roof, which was set 11 metres in front of the southern facade of the main house and had a footprint of 129 square metres and a small single storey building, with associated walls set approximately 3 metres behind the front facade of the main house.

A major feature of the application site is the substantial changes in levels from east to west. The ground floor of the main house is approximately 4 metres below the floor level of the former outbuildings to the west of the main house. To the south of the house this change in levels is maintained by a retaining wall and to the north the slope rises towards both the tarmac area in front of the former outbuildings and the Dovecote. The floor level of the Dovecote is approximately 6 metres above the ground level of the main house.

3.2 Proposed Scheme

The current application seeks approval of details pursuant to conditions relating site surveys of the site and finished levels of the enabling development, approved under

planning permission ref: 7610/APP/2008/1012 dated 21st. August 2009.

Condition 4 states:

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 Unitary Development Plan Saved Policies (September 2007).

Condition 7 states:

Prior to any further work, other than to the Manor House commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Details of the routes of any existing or proposed underground works and overhead lines including their manner of construction (condition 7(ii)) do not form part of this application, as they relate specifically to landscaping issues. It is proposed that these details be dealt with separately, once adequate information becomes available.

The drawings submitted pursuant to the discharge of conditions relation to finished levels indicate that the enabling terrace (units 1-4) and the upper deck of the car park would need to be approximately 1 metre higher than the approved drawings indicate.

3.3 Relevant Planning History

Comment on Relevant Planning History

Breakspear House and the Dovecote are included within English Heritage's Building at Risk Register 2001. This register is a working tool, helping to define the scale of the problem, and to prioritise action by English Heritage, local authorities, building preservation trusts, funding bodies, and everyone who can play a part in securing the future of these outstanding and irreplaceable parts of our heritage.

Breakspear House is identified as being structurally sound, but in need of minor repair as a result of a lack of general maintenance. The Dovecote is identified as a structure with deteriorating masonry and general deterioration of most elements of the building fabric, including external joinery. In the register, in terms of priority action, they are classed as 'C' which means they are slowly deteriorating.

Since the Buildings at Risk Register was compiled in 2001, both Breakspear House and the Dovecote have experienced rapid deterioration in the fabric of both buildings. Substantial cracks have appeared and there are substantial problems regarding water penetration to both structures. This increase in deterioration is the result of the long-term neglect of these buildings. Given these problems, it became imperative that the long-term survival of these buildings be secured. Works have recently been undertaken as repairs, to make the Mansion wind and weatherproof, to ensure that the building does not deteriorate any further.

Planning permission was granted in August 2009 (ref: 7610/APP/2008/1012) for the conversion of the existing house to 9 flats, erection of 8 dwellings and the erection of extensions to the lodge buildings, with new parking (involving demolition of existing outbuildings). Listed building consent was also granted for the works set out above.

The conversion of the main house involves significant changes to the internal arrangement of the house, with new partitions, new openings in existing walls and existing openings closed.

The proposed new dwellings ('enabling development') are split into three blocks. Units 1-4 are a terrace of 4 x 5 bedroom houses over 2½ levels (located to the west of the main house), backing onto the proposed underground parking. This terrace is 28.8 metres long by 8.4 metres deep, resulting in a footprint of 253 sq. metres. The front of the block at ground floor would be at the same level as the first floor level of the main house with sunken rear gardens at the ground level of the main house. The terrace is therefore, single storey at the front and 2½ storey at the rear.

Units 5-8 comprise two pairs of 2½ storey of semi detached 5 bedroom houses with a total footprint of 390 square metres and floor area of 872 square metres. Each pair of semis is 13 metres wide by 7.5 metres deep and would be located 60 metres to the west of the main house. The terrace and semi detached dwellings will form a courtyard development enclosing surface and underground parking. Access to the underground parking is via a new tower to replicate the dovecote, which provides access at the lower level.

Works to the lower lodge will involve a 2 storey extension, but will remain a single dwelling. The upper lodge will also remain as a single dwelling as currently approved under planning approval 7610/APP/2002/1816. The main access to the principle house will remain as currently exists.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|-------|---|
| PT1.1 | To maintain the Green Belt for uses which preserve or enhance the open nature of the area. |
| PT1.8 | To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities. |

PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.

Part 2 Policies:

BE10 Proposals detrimental to the setting of a listed building
BE13 New development must harmonise with the existing street scene.
BE4 New development within or on the fringes of conservation areas
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL5 Development proposals adjacent to the Green Belt
PR19 Development proposals for Breakspear House

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

ENGLISH HERITAGE

To be reported.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER

BACKGROUND: It is regrettable that the original approval was unclear as regards the levels across the site. The information provided to address this condition clearly indicates that the change in level from the existing courtyard area (adjacent to the house) to the walled garden is far greater than originally anticipated. Whilst not particularly noticeable at present as there are no buildings within this area, the drop is approx 2m (104.8- 106.80). In order to create a level space at the heart of the new development, it is now proposed that the deck of the car park, which would form the new courtyard, be raised by 1m. This would have a knock on effect with regard to the relationship of the new buildings and the original house, so that the new block containing units 1-4 would be 1m higher than originally approved.

CONSIDERATION: The STRUCTA report submitted in support of the change makes a reasoned case in terms of the alternatives considered to address this problem, and the background to the current proposal. It should also be noted that whilst the new buildings are taller than originally agreed, they are set well back from the main elevation of the house, so that the impact on this elevation will not be as significant as it appears on the elevational drawings.

Whilst not ideal in any way, given the history of the site, I would not have any objection in principle in listed building terms to the proposal as shown in the current STRUCTA option 5 drawings. However, if agreed we will need to address issues relating to the screening of the taller retaining walls, particularly adjacent to the front of the house; to consider ways of screening the gable end of

unit 1, possibly by raising the retaining wall; and also to give further consideration to the design of the means of enclosure to the rear gardens of nos 1-4 and also nos 5-8, where the retaining walls will be required within the walled garden. The landscape proposals will also need to consider the new ground levels adjacent to the house and the entrance to the lower level of the car park.

RECOMMENDATIONS: No Objection subject to the above.

TREES AND LANDSCAPE OFFICER

The revised drawings show the proposed levels changes and proposed retaining walls in proximity to the canopies of the retained Oak trees in the grounds, and the fencing erected to protect them (in line with the guidelines in BS 5837:2005). The levels drawing includes a note which indicates that there will be 'no excavations beyond the rear boundary of units 1 to 4...' (near to the Oak trees), which means that there will be very limited space for works associated with the construction of the retaining walls.

Stringent tree protection is required to ensure that the scheme (with revised levels, etc.) complies with Saved Policy BE38. It is vital, therefore, that this scheme makes provision for the protection and long-term retention of these trees, and includes details of tree protection measures and construction/tree protection methodologies. The construction and tree protection method statement should include a discrete section concerning the retaining walls.

Subject to the appropriate tree-related conditions and informatives, these details are acceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development has already been established by virtue of planning permission ref: 7610/APP/2008/1012 dated 21st. August 2009. The current application seeks approval of details pursuant to conditions relating to the existing and finished levels of the enabling development.

7.02 Density of the proposed development

No changes are proposed to the density of development approved under planning permission 7610/APP/2008/1012.

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

Policies contained within the Hillingdon Unitary Development Plan Saved Policies (September 2007) seek to ensure that new development is compatible with surrounding developments in terms of appearance and layout. Of particular relevance are Policies BE4, BE10, BE13, BE19 and BE38, which cover the impact of development on the visual amenities of the street scene and character of the area.

The enabling development involves the erection of a terrace of 4 houses and two pairs of semi detached dwellings, to the north west of the main house, with excavation for an underground car park utilising the significant change in levels from the south east.

The proposed development is located mainly on the footprint of the stables and outbuildings that were constructed in around 1820. Given that the main bulk of the enabling development utilises the change in levels and is located on the footprint of either existing or past development, the location of the development was not considered to harm the setting of either the Dovecote or the main house. No changes are sought to the location or siting of the approved enabling development.

However, due to mistakes by the applicant in ascertaining the correct levels for the site,

there is some conflict with the original representations in the approved planning drawings and what is actually achievable on the site. This is because the Dovecote and ground levels around the semi detached house units 5-8 were shown lower than the more accurate recent survey levels dictate.

The original planning drawings did not state levels for the development. However, they did indicate that the car park upper deck and front door levels of new houses units 1-4 and 5-8 could be accessed from a common level access.

It now transpires that there is a level difference across the site between the ground level at the entrance to semi detached house units 5-8, adjacent to the Dovecote and the front door to unit 8 in side elevation of the the main mansion, in the order of 2 metres. Due to the level threshold requirements of units 1-4 (a terrace of 4 houses all at the same level), this 2 metre level difference must be resolved between the end unit of the terrace (unit 4) and the frontage of units 5-8. Although there is some scope for the introduction of a transition slope between the car deck and the semi detached units 5-8, the front doors of the terraced houses (units 1-4) require a common level access from the car park upper deck.

The drawings submitted pursuant to the discharge of conditions in relation to site levels indicate that the enabling terrace (units 1-4) and the upper deck of the car park would need be approximately 1 metre higher than the approved drawings show, in order to achieve Building Regulations Part M access compliance and to avoid changes to ground levels around the Dovecote and the adjacent entrance.

In assessing changes in levels of the enabling development, compared to the approved levels, the main issues are the impact on the setting of both the listed mansion and the Dovecote and on the Green Belt. The applicants have considered a number of alternative options to address this problem. The various design options and their merits/demerits are summarised below. Four of the five options involve retaining the relationship between the upper car deck and the terraces house units 1-4 in relation to the Manor House. However, because the original site levels contain a general decline between the Manor House and the Dovecote, this results in the car park and House Units 1-4 cutting deep into the ground at the opposite end to the Manor House. Option 5 which is the subject of this application, addresses this issue by setting the car park structure and house units 1-4 at an intermediate level, to balance these two areas of the site.

Option 1 - Stagger House Units 5-8

By lowering Units 5 and 6 in relation to 7 and 8 by 0.6m, some level difference can be taken up in a sloping driveway running down the Dovecote entrance. The remainder could then be incorporated into a cross fall, away from the houses towards the car park upper deck. This scheme can accommodate the required level difference, but would result in a localised slope of 1:8 on the access road. This is not acceptable on highway and pedestrian safety grounds and is also unacceptable in terms of access for people with disabilities.

Option 2- Ramp between car decks.

This option involves the separation of units 5 to 8 from the upper car deck level, by introducing a retaining wall to the car park perimeter and removing all access from the Dovecote entrance to the upper car deck area. Access to the upper deck would then be via a ramp from the lower car deck. All access would therefore be from the lower deck

access road. This is not considered to be in keeping with the historic setting as this option involves the introduction of an additional ramp outside the approved car park and would require refuse collection to be relocated from the upper car deck.

Option 3: Ramp on upper car deck

This option involves separation of units 5-8 from the upper deck by introducing a retaining wall to the car park perimeter and bringing a ramp down onto the upper car deck. Although this option involves a less obtrusive ramp, it would be difficult for large vehicles to negotiate.

Option 4: Additional Access road to Upper deck Car park.

This option involves the separation of semi detached house units 5-8 from the upper deck level, by introducing a retaining wall to the car park perimeter and removing all access from the Dovecote entrance to the upper car deck area. Access to the upper car deck would be via a new road running around the opposite side of the Dovecote and making use of the natural fall of the ground to bring the access point to meet the upper car deck. The scheme would make better use of natural ground levels but would introduce another site road that would be considered detrimental to the setting of the listed Mansion and Dovecote.

Option 5: Raised car park and house units 1-4

This is the preferred option and forms the basis of the current application.

The proposal involves raising the car park structure and house units 1-4 by 1.15 metres. This enables reasonably level access from the Dovecote entrance to all new development areas. It does however introduce steps between the upper car deck and the newly created side entrance to Unit 8 in the Manor House. It also changes the aspect of the upper deck and house units 1-4 in relation to the Manor House. From an engineering point of view, the proposal appears to provide the best solution to access in and around the new development. It also reduces the physical impact of the development on the site, by reducing the depth of excavation that is necessary adjacent to the Manor House and Dovecote. It also has the advantage of improving the transition in levels between the back gardens of house units 1-4 and the surrounding land and the level differences between the Moar House and the semi detached units 5-8, the latter which might otherwise appear to tower over the rest of the development and the Manor House.

The Conservation Officer notes that whilst the new buildings are higher than originally agreed, they are set well back from the main elevation of the house, so that the impact on this elevation will not be as significant as it appears on the elevational drawings.

Overall, the Principal Conservation Officer has no objections to the raising of levels of these intermediate parts of the enabling development, subject to careful consideration of the screening of the taller retaining walls, particularly adjacent to the front of the house, the screening the gable end of unit 1, and also to give further consideration to the design of the means of enclosure to the rear gardens of nos 1-4 and also nos 5-8, where the retaining walls will be required within the walled garden. These issues are covered by separate conditions attached to the original planning permission. On this basis, the revised levels are considered to be in accordance with Policies BE4, BE10, and PR19 of

the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.04 Airport safeguarding

There are no airport safeguarding issues associated with this application.

7.05 Impact on the green belt

The proposal relates to the enabling element of the development, comprising the 8 new residential units and a decked car park. The main policy issue in relation to the enabling development is the principle of additional development within the Green Belt and its impact on the character and appearance of the Green Belt. The principle of the enabling development in the Green Belt has already been established by virtue of planning permission ref:7610/APP/2008/1012. No changes are proposed to the siting, bulk or massing of the buildings. It is not considered that the relatively small increase in the finished levels of the car park upper deck and units 1-4 will have a material impact on the openness of the Green Belt. The development is therefore considered to be in compliance with Saved Policies OL1 and OL5 of the UDP.

7.06 Environmental Impact

There are no ground contamination issues relating to this site. Noise and air quality issues are dealt with elsewhere in the report.

7.07 Impact on the character & appearance of the area

The impact of the proposal on the Green Belt and Harefield Village Conservation Area have been dealt with elsewhere in the report.

7.08 Impact on neighbours

There are no immediate neighbours and it is not considered that the proposed 1 metre increase in height of the enabling development would have an unacceptable impact on the level of daylight and sunlight, privacy or outlook currently enjoyed by the occupants of adjoining properties, in accordance with the provisions of Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant design guidance.

7.09 Living conditions for future occupiers

No changes are proposed to the internal layout of development approved under planning permission 7610/APP/2008/1012.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There are no implications in terms of access, traffic impact or parking as a result of the raising of levels. The maximum gradient of the access road to the upper deck car park would be 1:25, which is considered acceptable.

7.11 Urban design, access and security

No changes are proposed to the layout and design of development approved under planning permission 7610/APP/2008/1012.

7.12 Disabled access

The proposed changes have been sought in part, to provide a level threshold between the upper deck car park and entrances to Units 1-4. Although the scheme will result in steps to Unit 8 of the Mansion House, this option will avoid ramps and excessive gradients/crossfalls between the enabling units and the upper deck of the car park. As such, difficulties for people with disabilities and conflict with lifetime homes standards would largely be addressed and the development would provide an adequate living environment for future occupiers in terms of accessibility.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are no implications in terms of ecology by the raising of the enabling development.

In terms of tree protection, option 5 will result in less excavation and therefore less physical disruption to existing trees on site. The Tree and Landscape Officer has assessed the proposed level changes and proposed retaining walls in proximity to the canopies of the retained Oak trees in the grounds, and the fencing erected to protect them. Given that there will be no excavations beyond the rear boundary of units 1 to 4 near to the retained Oak trees, there will be very limited space for works associated the construction of the retaining walls. The Tree and Landscape Officer therefore notes that stringent tree protection is required, to ensure that the scheme with revised levels makes provision for the protection and long-term retention of these trees, and includes details of tree protection measures and construction/tree protection methodologies. The construction and tree protection method statement should include a discrete section concerning the retaining walls.

Subject to the appropriate tree-related conditions and informatives imposed on the original permission, these details are considered acceptable.

Should the conditions currently under consideration be approved, any subsequent submission of details pursuant to the discharge of the detailed landscaping scheme and retaining walls would incorporate the revised levels.

7.15 Sustainable waste management

Not applicable to the issues currently under consideration.

7.16 Renewable energy / Sustainability

Not applicable to the issues currently under consideration.

7.17 Flooding or Drainage Issues

Not applicable to the issues currently under consideration.

7.18 Noise or Air Quality Issues

Not applicable to the issues currently under consideration.

7.19 Comments on Public Consultations

Not applicable.

7.20 Planning Obligations

There are no planning obligation issues associated with this application.

7.21 Expediency of enforcement action

There are no outstanding enforcement issues.

7.22 Other Issues

There are no other issues relating to this scheme.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

10. CONCLUSION

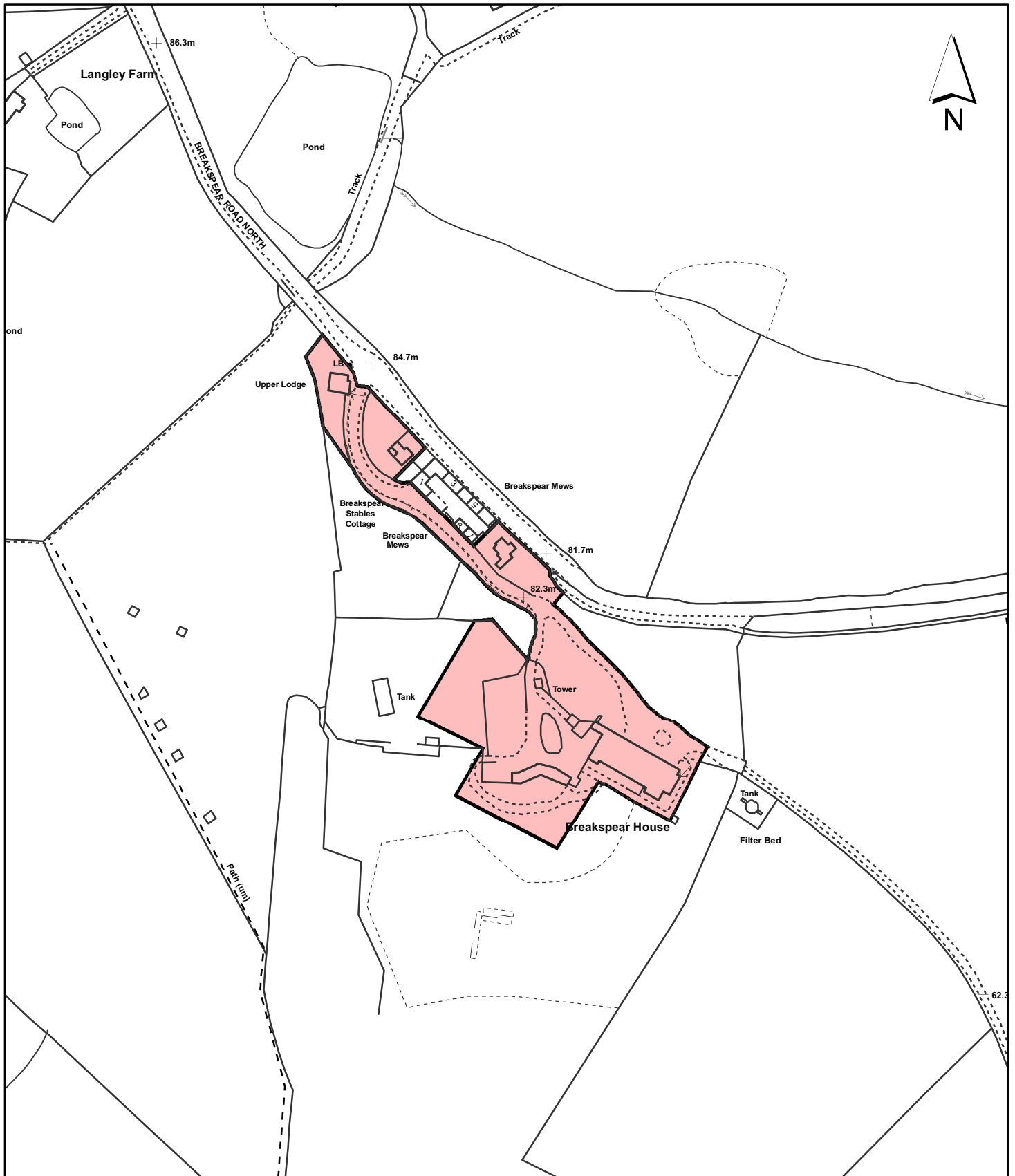
In order to achieve Building Regulations Part M access requirements for the enabling development and avoid unacceptable changes to ground levels around the listed Dovecote and adjacent entrance, it has been necessary to address slight level discrepancies contained in the approved scheme. The applicant has explored 5 options to resolve this conflict, each of which would result to varying degrees, in some visual changes to the approved scheme. It is not considered that increasing the height of the intermediate part of the enabling development by approximately 1 metre would detract from the setting of the Listed Buildings. It is not considered that the visual amenities or the open character of the Green Belt, the visual amenities of the Harefield Village Conservation Area or the residential amenities of neighbouring occupiers will be adversely affected by the changes. Parking provision and access to the site will not be affected. On this basis, approval of the finished levels is recommended, subject to no objections being raised by English Heritage.

11. Reference Documents

- (a) London Plan Consolidation (February 2008)
- (b) Planning Policy Statement Note 3 Housing
- (c) Planning Policy Guidance Note 13 Transport
- (d) PPG15 (Planning & the Historic Environment)
- (e) PPG25 (Development and Flood Risk)
- (d) Planning Policy Guidance Note 24 Planning and Noise
- (e) Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (f) Hillingdon Design and Accessibility Statement (HDAS)
- (g) Council's Supplementary Planning Guidance Community Safety by Design
- (h) Council's Supplementary Planning Guidance Planning Obligations Strategy

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p align="center">Breakspeare House Breakspeare Road North Harefield</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p align="center">Planning & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">7610/APP/2009/2499</p>	<p>Scale</p> <p align="center">1:2,500</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">North</p>	<p>Date</p> <p align="center">March 2010</p>	