

Report of the Head of Planning, Transportation and Regeneration

Address THE PRINCE ALBERT PH PIELD HEATH ROAD HILLINGDON

Development: Variation of condition 2 (Approved Plans) of planning permission Ref: 704/APP/2015/1071 dated 05/10/2015 (Redevelopment of site with a two storey block to provide 9 x two-bedroom flats with associated access, parking and landscaping) to allow internal and external alterations to the layout and design of the building (Part Retrospective Application)

LBH Ref Nos: 704/APP/2016/3689

Drawing Nos: Location Plan (1:1250)
16/3395/30
16/3395/31
16/3395/32
16/3395/33
16/3395/34
16/3395/35
16/3395/36

Date Plans Received: 05/10/2016

Date(s) of Amendment(s):

Date Application Valid: 05/10/2016

1. SUMMARY

Members may recall the original planning application (ref. 704/APP/2015/1071) being presented to the Central and South Planning Committee on 30/6/15, where the officer's recommendation for approval was agreed. The original application sought to re-develop the site of the former Prince Albert Public House, which has now been demolished, for residential purposes, to comprise a two-storey, 'L'-shaped flatted block providing 9 two-bedroom flats with associated parking and landscaping.

The scheme was deemed to be of an appropriate low-key, two storey bulk and scale that accorded with the Mayor's density guidance and the building line was sufficiently set back from its eastern boundary to maintain the openness of the adjoining Green Belt. Further, the building was of a traditional design using hipped roofs that was deemed to improve the visual amenities of the area by replacing a large unauthorised car park.

This application seeks retrospective permission to vary Condition 2 (Approved Plans) of that permission in order to regularise various internal and external alterations that have been made to the layout and design of the two storey block which has now been substantially completed on site.

The amendments made to the scheme from the approved proposals, as set out in this report, are not considered to significantly alter the approved scheme or to result in an unacceptable development. As such the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 16/3395/30, 16/3395/31, 16/3395/32, 16/3395/33, 16/3395/34, 16/3395/35 and 16/3395/36 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

2 COM7 Materials (Submission)

Within 3 months of the date of this permission, details of all materials and external surfaces, including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

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)

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

Within 3 months of the date of this permission, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Means of enclosure/boundary treatments
- 2.b Car Parking Layouts including a parking allocation scheme
- 2.c Hard Surfacing Materials
- 2.d External Lighting
- 2.e Other structures

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

- 5.a Existing and proposed functional services above and below ground
- 5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 RES13 Obscure Glazing

The secondary side living/ dining room windows to units at first floor level facing Pield Court and Nos. 1-3 Holly Court Mews respectively shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

5 RES18 Lifetime Homes/Wheelchair Units

The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

Reason:

To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

6 RES24 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

7 NONSC Sustainable Water Management Scheme

Within 3 months of the date of this permission, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

- a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.
 - i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.
 - ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

- iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.
- iv. During Construction
 - a. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - b. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
 - b) Foul water
 - i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.
 - c) Ground water
 - i. Where infiltration techniques (soakway) or a basement are proposed a site investigation must be provided to establish the risk of groundwater flooding on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).
 - ii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.
 - d) Minimise water use. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - i. incorporate water saving measures and equipment.
 - ii. provide details of water collection facilities to capture excess rainwater;
 - iii. provide details of how rain and grey water will be recycled and reused in the development.
 - e) Long Term Management and Maintenance of the drainage system.
 - i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.
 - ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (March 2016) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016).

8 NONSC Contaminated Land

(i) Within 3 months of the date of this permission, a scheme to deal with contamination shall be submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination for approval by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

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

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

9 NONSC Energy Efficiency

Within 3 months of the date of this permission, full details (including specifications) of the low and zero carbon technology required to meet the CO2 reductions set out in the Sustainable Design and Construction Report - Energy and Environmental Aspects, Revision A (Eco Energy & Environmental Ltd, February 2015) shall be submitted to and approved in writing by the local planning authority. The details shall include roof plans and elevations for any proposed Photovoltaics. Full details of any other technologies shall also be submitted.

The development must be completed in accordance with the approved details and a monitoring report submitted to the Local Planning Authority on a quarterly basis for the first 5 years on completion of the development.

REASON

To ensure the reduction of CO2 in accordance with Policy 5.2 of the London Plan (March 2016).

10 RES17 Sound Insulation

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

REASON

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

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.

NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding costal
NPPF11	NPPF - Conserving & enhancing the natural environment
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.15	(2015) Water use and supplies
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2015) Cycling
LPP 6.13	(2015) Parking

LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 7.16	(2015) Green Belt
LPP 7.21	(2015) Trees and woodland
OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

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 (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 I70 LBH worked applicant in a positive & proactive (Granting)

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.

5 I2 Encroachment

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

6 I3 Building Regulations - Demolition and Building Works

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

7 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- 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. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

8 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.

9 I21 Street Naming and Numbering

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

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The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be resubmitted as part of this new planning permission where those details would remain the same.

3. CONSIDERATIONS

3.1 Site and Locality

The 0.16ha rectangular site of the former Prince Albert Public House is located on the southern side of Pield Heath Road, approximately 70m to the east of its junction with Colham Green Road. The residential flatted block construction is close to completion.

The character of the surrounding area is mixed, although the immediate area is predominantly residential, including a row of chalet style bungalows immediately opposite the site. Holly Cottage Mews, a gated development of 10 mews style properties which wraps around the site at the rear immediately adjoins the site to the west. To the east, the application site abuts the Metropolitan Green Belt, which along the road frontage is in use as allotments, with public open space adjoining the allotments at the rear. Hillingdon Hospital is sited some 90m to the west of the site, on the south western corner of the junction of Pield Heath Road and Colham Green Road. There is also a small parade of shops on the opposite side of the road, approximately 50m to the west of the application site.

The area of the site is level, although the adjoining land slopes down towards the rear so that the site is some 2m higher than adjoining land at the rear, including the allotments to the east and Holly Cottage Mews properties and their access to the south and west. Along the eastern boundary of the site, adjoining the allotments are a number of mature trees.

The site is located within an Air Quality Management Area and has a Public Transport Accessibility (PTAL) Level of 3 (on a scale of 1 to 6 where 6 represents the highest level of

accessibility and 1 the least).

3.2 Proposed Scheme

This application seeks retrospective permission to vary Condition 2 (Approved Plans) of planning permission dated 05/10/15, ref. 704/APP/2015/1071 to allow internal and external alterations to the layout and design of the two storey block. The description of the original application stated:

'This proposal is for the redevelopment of the site to provide a two storey 'L-shaped' flatted block comprising 9 two-bedroom residential units, with associated car parking for 9 vehicles, including 1 disabled space provided at the rear, accessed through an archway within the building, landscaping and amenity space.

The two storey block would have a hipped roof with gable features. The main block would be parallel with and set back some 2.4m from the road frontage. It would be 32.5m wide, set back some 5.8m from the eastern side boundary which adjoins the allotments and 1m from the western side boundary of the site adjoining Holly Cottage Mews. The main block would have a depth of some 10.4m and an eaves height of 5.4m and ridge height of 8.8m.

The projecting wing would be sited adjacent to the eastern edge of the site, and project approximately 24m from the rear elevation of the main block, to set back from the rear boundary of the site by on average 3.4m. The block would have a main width of 7.7m, with an identical eaves height to the main block, but a reduced ridge height of some 8m.

The main block would have a symmetrical frontage with recessed entrances each side of a centrally sited main projecting gable, below which vehicular access would be taken, with smaller gable features each side. At the rear, 3 of the first floor units would have balconies with a fourth having a part covered and part open terrace. Within the rear courtyard, the car parking area for 9 vehicles would be provided towards the rear, with a 107sqm communal amenity area sited between the parking area and the main block. Large private patio areas would also be provided within the courtyard for 3 of the four ground floor flats, with another private patio provided at the side of the main block adjoining the allotments.

Each entrance to the main block on each side of the internal driveway would have a separate pedestrian access from Pield Heath Road, with a through connection into the car park courtyard. This would also access the entrance to the rear wing from a segregated footpath. A third footpath from Pield Heath Road would also be provided to the east of the building providing access to the integral bin store, sited between the main and projecting wings of the building. The proposal would involve widening the adjacent highway public footpath to 2m in order to accommodate the required visibility splay. Boundary treatment along the road frontage would be 1.2m high metal railings. Lockers for cycle storage would also be provided within the three entrance stairwells to the building.'

The proposed changes from the approved scheme are set out below:

1. Changes to the elevation details, including:

North elevation - Increased variation in built form with additional forward projections, altered window arrangement, introduction of lintels to the first floor, changes to brick detailing, removal of timber cladding, removal of patio doors at ground level and introduction of Juliet balcony.

East - Reduced variation in built form with loss of forward projection and regularised window arrangement.

South - Altered window arrangement, changes to brick detailing, removal of timber cladding, removal of balcony, introduction of steps to access doors.

West - Additional forward projections, altered window arrangement, changes to brick detailing, removal of timber cladding, removal of balconies.

2. Changes to the roof form

The approved plans for the development proposed a single unbroken ridge line for the roof of building 'A' adjacent to Pield Heath Road. The amended proposals reflect the building as constructed and show a greater level of variation within the ridge line. In addition the approved scheme incorporated a section of roof that connected building 'A' to building 'B'. This section of roof has been removed, however the connecting balcony remains.

3. Removal of space for future lifts in both buildings and changes to internal layouts.

Numerous changes to the internal layouts are proposed as well as the removal of space for potential future lifts in both buildings. The number of units and bedrooms remain as per the original approval.

4. Change to bin store and cycle lockers location

The approved scheme proposed cycle lockers within the main access points of the buildings. It is now proposed to relocate the cycle lockers under the balcony that connects the two buildings where refuse was previously proposed to be located. It is also proposed to relocate the refuse store to under the main vehicle access archway.

The number of proposed units, bedrooms and car parking arrangements remain as per approved under the previous application (ref. 704/APP/2015/1071).

3.3 Relevant Planning History

704/APP/2015/1071 The Prince Albert Ph Pield Heath Road Hillingdon

Redevelopment of site with a two storey block to provide 9 x two-bedroom flats with associated access, parking and landscaping.

Decision: 30-06-2015 Approved

Comment on Relevant Planning History

Following the submission of two pre-application enquiries for the site's redevelopment for residential purposes, the first in 2010, the second in 2013, planning permission for a two storey 'L'-shaped block comprising 9 x two-bedroom flats with associated access, parking and landscaping was approved on 5/10/15 (application reference 704/APP/2015/1071).

Prior to this, the cleared site was in unauthorised use as a car park which resulted in the serving of an Enforcement Notice on 26 February 2015.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

London Plan (March 2016)

National Planning Policy Framework

Hillingdon Supplementary Planning Document - Accessible Hillingdon

Hillingdon Supplementary Planning Document - Noise

Hillingdon Supplementary Planning Document - Planning Obligations

Hillingdon Supplementary Planning Guidance - Air Quality

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.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM6	(2012) Flood Risk Management
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.CI1	(2012) Community Infrastructure Provision

Part 2 Policies:

NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding costal
NPPF11	NPPF - Conserving & enhancing the natural environment
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LPP 3.8	(2015) Housing Choice
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LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.15	(2015) Water use and supplies
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2015) Cycling
LPP 6.13	(2015) Parking
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 7.16	(2015) Green Belt

LPP 7.21	(2015) Trees and woodland
OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
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BE20	Daylight and sunlight considerations.
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LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

46 neighbouring properties have been consulted on this application, together with the Cowley Community Residents' Association and a site notice was displayed. One letter of objection has been received that can be summarised as:

- Proposal is different to the previous consent
- Resident feels mislead as a different scheme was constructed
- Scheme is not one 'L' shaped block
- There is no access to the garden/car park for a person whose mobility is restricted other than through the central archway.

Case Officer's comments: This application seeks to regularise the difference between the approved scheme and that constructed on site. The scheme is for two blocks which are at right angles to one another and connected by a balcony. Access to the rear area is the same as that previously approved.

Internal Consultees

CONSERVATION/ URBAN DESIGN OFFICER:

The building is now almost complete and appears to be generally in accordance with the amended planning application. In my view whilst this scheme is greatly inferior in design terms to the original approval, on balance, I do not feel the quality of the architecture is such that it would warrant refusal of the application on design grounds.

HIGHWAY ENGINEER:

I have reviewed the material supplied relating to the approval given to the application 704/APP/2015/1071 which was for 9 flats on the site of the now demolished Prince Albert PH. This approved scheme had 9 flats with 9 car parking spaces, covered secure cycle parking and refuse/recycling bin facilities.

The latest drawings show a new vehicular access and 9 car parking spaces in a similar arrangement to that which was approved. It is not clear from the drawings supplied if the secure covered cycle parking spaces have been altered in any way and the same comment applies to the refuse/recycling.

If the secure covered cycle storage and refuse/recycling arrangements are the same or very similar to the approved scheme then I will have no significant concerns.

Case Officer's comments:

The condition attached to the previous consent reference 704/APP/2015/1071 that requires details of cycle storage is also recommended to be attached to this consent.

TREES/LANDSCAPE OFFICER:

This application is to vary condition 2. As far as the plans indicate, there is no amendment to the external layout or landscape.

Recommendations: No objection subject to the previously proposed landscape conditions.

Case Officer's comments: The relevant landscape condition attached to the previous consent reference 704/APP/2015/1071 is also recommended to be attached to this consent.

ENVIRONMENTAL PROTECTION OFFICER:

Given that the bins are now to be located and probably emptied in the access road directly under the flat, labelled on the plans as plot 4, I would recommend that the sound insulation to the floor of that flat is upgraded to protect future residents from noise. We would normally request a sound insulation condition is attached requiring that a scheme for sound insulation of the property is submitted which would meet acceptable internal noise design criteria, and that this scheme should be installed and maintained thereafter.

Case Officer's comments: The required noise condition is recommended to be attached to this consent.

FLOOD AND WATER MANAGEMENT OFFICER:

No objections to the variation, as there are no major changes which affect the drainage, as long as the drainage condition applied to the 704/APP/2015/1071 permission continues to apply.

Case Officer's comments: The condition attached to the previous consent reference 704/APP/2015/1071 is also recommended to be attached to this consent.

SUSTAINABILITY OFFICER:

I have no objection to the variation.

WASTE SERVICES MANAGER:

Advice provided on waste requirements that is recommended as an informative should consent be granted.

ACCESS OFFICER:

I refer to my memo dated 11 May 2015 in which I note the space provision for a future lift installation. In assessing this application, reference has been made to the London Plan 2016, Policies 3.8 (Housing Choice), and Approved Document M to the Building Regulations 2015 (ADM 2015). These latest plans appear not to show provision for future lift installation. In light of the above policy and technical housing standards, the plans should be amended accordingly.

Conclusion: acceptable, subject to a suitable planning condition attached to any approval.

Condition

The dwelling hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

Reason:

To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

ACCESS OFFICER Final comments:

In response to correspondence dated 18 May 2018 from WJ McLeod Ltd, I accept that it would be impractical to incorporate lift access and provide a step free approach to the dwellings on the upper storeys.

Case Officer comments:

The Applicant has provided further evidence to the Council's Access Officer justifying why it is unviable to provide two lifts to service 5 first floor units. The Council's Access Officer has confirmed their acceptance of this justification and also confirmed that they raise no objection to the development subject to the attachment of the above condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the residential redevelopment of this site, including the loss of the public house, was established by the grant of the previous permission under application reference 704/APP/2015/1071.

7.02 Density of the proposed development

Policy 3.4 of the London Plan seeks to ensure that new developments achieve the maximum intensity of use compatible with the local context and with public transport capacity.

The proposed density has already been approved as acceptable under application reference 704/APP/2015/1071.

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

The application site is not located within an Archaeological Priority Area nor has it any other archaeological designation. The nearest listed building, the Grade II Listed Orange Peel Hotel/Public House is located some 35m to the east of the application site, but with such a separation distance and given the nature of the proposed residential scheme and the closer proximity of surrounding residential development, the proposal would not harm the listed building's setting. The application site is also not sited within or close to the boundary of a conservation area or an area of special local character.

As such, it is considered that the proposals would not harm any known heritage assets.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

In the officer's report to committee on the original application, it was stated that 'the eastern boundary of the site adjoins the Metropolitan Green Belt. There are a number of mature trees and vegetation along this boundary which help to screen the site from views across the adjoining open Green Belt land. Although the proposed building would be sited closer to this boundary and extend along more of its depth than the former public house building, the proposed flatted block would still retain a good sized undeveloped gap of at least 5.4m to this boundary along the whole of its depth. This area would mainly be used as landscaping/informal amenity space and would provide an opportunity to enhance the boundary planting. This would be controlled by the recommended condition.'

Members approved the application and the same condition is recommended to be attached to any grant of planning consent for the current application.

7.07 Impact on the character & appearance of the area

The proposed minor amendments to the external appearance of the development are not considered to have a significant impact on the character and appearance of the area over and above the approved scheme (under application reference 704/APP/2015/1071).

The Council's Design Officer has raised no objections to the amended proposals.

7.08 Impact on neighbours

The proposed minor amendments to the development are not considered to have a significant impact on the amenity of neighbouring properties over and above the approved scheme (under application reference 704/APP/2015/1071). The condition requiring obscure glazed windows for those units at first floor level on the south and western facades is recommended to be attached to the current application. The condition requiring details of balcony privacy screens is recommended to be removed as the scheme no longer includes the relevant balconies.

7.09 Living conditions for future occupiers

The proposed units would have internal floor areas ranging from 68sqm to 83sqm which would satisfy the Mayor's 61sqm minimum internal floor space standard for two bedroom flats. The residential amenity afforded by the flats would be of a good standard, with the main living/ dining/kitchen rooms all having dual aspect, and all habitable room windows

having an appropriate outlook and natural lighting.

Habitable room windows would also afford adequate privacy, with all the ground floor habitable rooms having a reasonable depth of defensible space in front of their windows, including those that front the road. The only possible exception to this are the eastern facing rear elevations. Although no use of the area to the rear of these units is currently shown on the plans, clearly some limited use of this area could be made, even if the area would not be ideal in terms of providing usable amenity space due to the overshadowing by the boundary trees. This would need to be clarified and dealt with as part of the landscaping scheme which has been conditioned.

In order for this scheme to accord with the Council's external amenity space standards, a minimum of 225sqm of communal space (25sqm per two-bedroom flat) would need to be provided. The majority of the units had a private patio or balcony area within the previous proposals, with only Unit 5 (Unit 3 in the approved scheme) on the first floor having no private provision. The proposed scheme has been amended to result in only 2 of the 5 units at first floor level having use of balconies.

The amended layout would still provide in excess of 225sqm of external private and shared amenity space. Furthermore, this site is within a 90m walking distance of the large area of public open space which includes a children's play area, sited to the rear of Holly Court Mews.

The condition attached to the original consent that required details of privacy screening for the balconies is recommended to be removed from the current consent as the relevant balconies have now been removed from the proposals and replaced with juliet balconies.

It is therefore considered that the scheme would afford an appropriate level of amenity for its future occupiers, in accordance with policies BE20, BE21, BE23 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advise respectively that proposals for development will be assessed against their contribution to traffic generation and impact on congestion, having regard to the present and potential capacity of public transport and that the traffic generated by proposed developments would need to be accommodated on principal roads without increasing demand along roads or at junctions already used to capacity, not prejudice the free flow of traffic, nor diminish environmental benefits brought about by other road improvement schemes or infiltrate local roads. Policy AM9 supports cycle provision, including the need for cycle storage provision within development schemes and Policy AM14 advises that development should accord with adopted car parking standards.

The previously approved scheme (704/APP/2015/1071) provided one off-street car parking space for each unit, including a disabled space. The Council's Highway Engineer advised that the level of parking proposed was acceptable. Furthermore, the proposed car parking layout, including access through the archway was deemed satisfactory.

No changes to the level of parking or car parking layout are proposed as part of this application. The location of cycle parking is proposed to be altered however the level of provision remains consistent. The Council's Highways Engineer has raised no objections to the amended proposals however confirmation of the cycle and bin store provision and details are recommended to be conditioned.

7.11 Urban design, access and security

URBAN DESIGN

This issue is addressed in Section 7.07 of the report.

ACCESS

This issue is addressed in Section 7.12 of the report.

SECURITY

A condition to require that the development satisfies 'Secure by Design' criteria was attached to the previous consent and is recommended to be attached to the current proposals.

7.12 Disabled access

The Council's Access Officer has reviewed the submitted details and whilst they would prefer that the potential for future lift provision had not been removed, they believe that the application can conform with policy requirements through the imposition of a suitable condition requiring all elements to meet M(4)2 standards. Subject to the attachment of this condition there are no objections to the proposals in terms of accessibility.

7.13 Provision of affordable & special needs housing

This proposal does not exceed the threshold beyond which an affordable housing contribution would be required.

7.14 Trees, landscaping and Ecology

Trees and Landscaping

Saved policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

The Council's Tree/Landscaping Officer has reviewed the submitted proposals and raised no objections as minimal changes are proposed to the originally approved scheme.

Subject to recommended conditions, no objections are raised.

Ecology

The site has little ecological interest and adjoining trees would be retained.

7.15 Sustainable waste management

The development proposal incorporates an integral refuse storage area that would provide sufficient capacity for refuse/recycling bins. The location of the refuse storage has changed from the approved scheme, however the new location is closer to the highway and the Council's Waste Strategy Officer has raised no objections to the proposals.

7.16 Renewable energy / Sustainability

The original planning application was supported by an Energy Assessment that was sufficient to provide an initial assessment of the likely energy technologies that would be required. An Energy Efficiency condition was attached to the previous consent that was sufficiently robust to ensure that appropriate CO2 reduction targets would be met. The same condition is recommended to be attached to the current application. The Council's Sustainability Officer has reviewed the submitted plans and raised no objection to the amendments.

7.17 Flooding or Drainage Issues

The Council's Water and Flood Management Officer advises that there are no objections to this development in terms of any flooding or drainage issues, but recommends that the condition attached to the previous consent is also attached to the current proposals to

ensure that surface water is managed appropriately on site, as it is in an area identified to be at risk of surface water ponding. This forms part of the officer recommendation.

7.18 Noise or Air Quality Issues

Noise Issues

No concerns were raised regarding noise issues with the original application. The Council's Environmental Protection Unit have reviewed the amended proposals and requested an additional condition be attached to mitigate against the noise of refuse collection from the entrance way on the single flat above. This condition is recommended to be attached to the current application.

Air Quality

An air quality assessment was submitted with the original application that demonstrated that the site is suitable for residential occupation. Given the negligible traffic generation, the use would not materially impact upon air quality.

7.19 Comments on Public Consultations

The issues raised are covered in the main body of the report.

7.20 Planning obligations

Policy R17 of the Hillingdon Local Plan: Saved Policies (November 2012) is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, 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 single planning obligation to mitigate the impacts of the development was secured under the original grant of planning permission. This was for the 'Widening and re-instatement of the adjoining public footpath'. This work has now been completed and therefore it is considered that a Deed of Variation to the existing S106 Agreement is not required as a result of the current application.

7.21 Expediency of enforcement action

Prior to the construction of the current scheme the cleared site was in unauthorised use as a car park which resulted in the serving of an Enforcement Notice on 26 February 2015. There is no current enforcement action applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also

the guidance contained in Probity in Planning, 2009.

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The original planning application (ref. 704/APP/2015/1071) being presented to the Central and South Planning Committee on 30/6/15, where the officer's recommendation for approval was agreed. The original application sought to re-develop the site of the former Prince Albert Public House, which has now been demolished, for residential purposes, to comprise a two-storey, 'L'-shaped flatted block providing 9 two-bedroom flats with associated parking and landscaping.

The scheme was deemed to be of an appropriate low-key, two storey bulk and scale that

accorded with the Mayor's density guidance and the building line was sufficiently set back from its eastern boundary to maintain the openness of the adjoining Green Belt. Further, the building was of a traditional design using hipped roofs that was deemed to improve the visual amenities of the area by replacing a large unauthorised car park.

This application seeks retrospective permission to vary Condition 2 (Approved Plans) of that permission in order to regularise various internal and external alterations that have been made to the layout and design of the two storey block which has now been substantially completed on site.

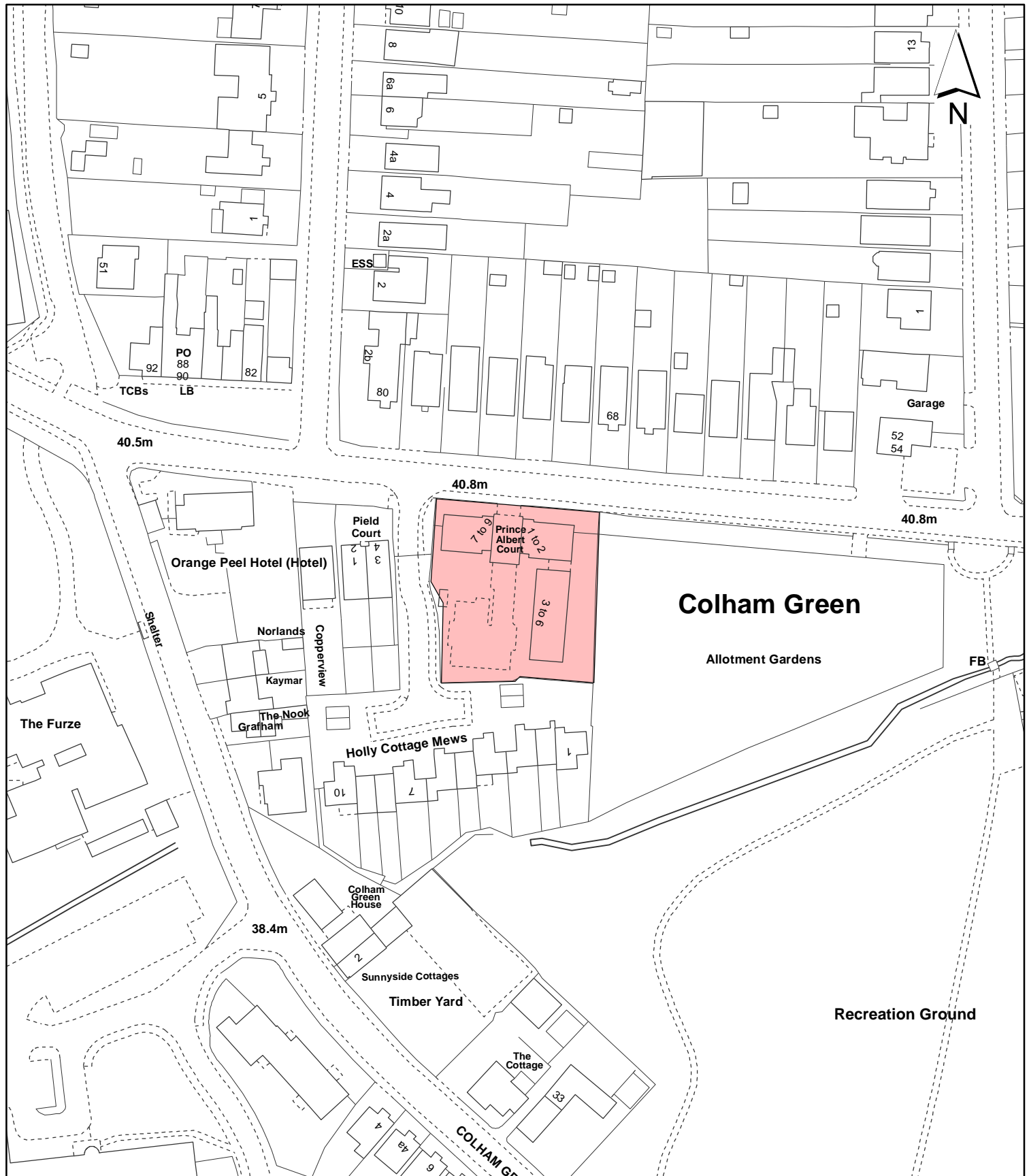
The amendments made to the scheme from the approved proposals, as set out in this report, are not considered to significantly alter the approved scheme or to result in an unacceptable development. As such the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

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Notes:

Site boundary

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Site Address:

Former Prince Albert Pub

Planning Application Ref:

704/APP/2016/3689

Planning Committee:

Central & South

Scale:

1:1,250

Date:

June 2018

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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