

Report of the Head of Planning, Transportation and Regeneration

Address LEGION HOUSE UXBRIDGE ROAD HAYES

Development: Proposed conversion of the first floor from a former Church and Nursery (Class D1) to 11 residential units (Class C3)

LBH Ref Nos: 1927/APP/2018/1232

Drawing Nos: 1024-43 Rev D Proposed Ground Floor and Site Plan
Energy Statement
Financial Viability Assessment
Transport Statement
Noise Impact Assessment
Planning Statement
Design & Access Statement
1024-3 Rev C Block Plan
1024-13 Rev B Existing Ground Floor and Site Plan
1024-73 Rev A Proposed First Floor Plan
1024-44 Rev A Existing Second Floor Plan
1024-72 Existing Third Floor Plan
1024-7 Rev B Existing South and West Elevations
1024-74 Rev A Proposed First Floor Plan Front Section
1024-77 Proposed Bin Store
1024-75 Proposed First Floor Plan Rear Section
1024-20 Rev A Existing First Floor Plan
1024-8 Rev B Existing North and East Elevations
SK-1024-1 Location Plan

Date Plans Received: 02/04/2018 **Date(s) of Amendment(s):** 11/12/2018
Date Application Valid: 02/04/2018 05/07/2018
02/04/2018

2. RECOMMENDATION

1. That delegated powers be given to the Head of Planning, Transportation and Regeneration to grant planning permission subject to:

A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or other appropriate legislation to secure:

i) Affordable Housing - one Affordable Housing unit (shared ownership)

ii) Parking Permits - a restriction preventing future residents from applying for parking permits, season tickets or car parking permits within existing or future management schemes

iii) Local Park Improvements £20,000

B) That Officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

C) If the Legal Agreements have not been finalised within six months (or such other timeframe as may be agreed by the Head of Planning, Transportation and Regeneration, delegated authority be given to the Head of Planning, Transportation and Regeneration to refuse planning permission for the following reason:

'The applicant has failed to provide measures to mitigate the impacts of the development through enhancements to services and the environment necessary as a consequence of demands created by the proposed development (in respect of affordable housing). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Planning Obligations SPD, and the London Plan (2016).'

D) That subject to the above, the application be deferred for determination by the Head of Planning, Transportation and Regeneration under delegated powers, subject to completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

E) That if the application is approved, the following conditions be imposed subject to changes negotiated by the Head of Planning, Transportation and Regeneration prior to issuing the decision.

1 RES3 Time Limit

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

REASON

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

2 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,

SK-1024-1 Location Plan
1024-3 Rev C Block Plan
1024-7 Rev B Existing South and West Elevations
1024-8 Rev B Existing North and East Elevations
1024-13 Rev B Existing Ground Floor and Site Plan
1024-20 Rev A Existing First Floor Plan
1024-44 Rev A Existing Second Floor Plan
1024-72 Existing Third Floor Plan
1024-43 Rev D Proposed Ground Floor and Site Plan
1024-73 Rev A Proposed First Floor Plan
1024-74 Rev A Proposed First Floor Plan Front Section
1024-75 Proposed First Floor Plan Rear Section
1024-77 Proposed Bin Store

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).

3 NONSC Noise

The noise level in rooms at the development hereby approved shall meet the Table 4 noise standard specified in BS8233:1999 for internal rooms and external amenity areas.

REASON

To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise & vibration in accordance with Policy OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

4 RES7 Materials (Submission)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

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

5 RES22 Parking Allocation

Notwithstanding the parking layout shown on drawing reference 1024-43 Rev D, no unit hereby approved shall be occupied until a plan showing a revised parking layout to include the provision of one disabled parking space has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

6 OM6 Refuse Collection Area (Residential)

Notwithstanding the submitted plans, prior to occupation of the units hereby approved, details of refuse storage/collection areas (including swept paths) shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage/collection areas shall be sited a maximum distance of 10 metres from the public highway.

REASON

To comply with London Plan Policy 5.17 (2016) and the Council's HDAS: Residential Layouts SPD and for the convenience of residents in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7 OM19 Construction Management Plan

Prior to commencement of the works hereby approved (excluding demolition and site clearance), the applicant shall submit a construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur

- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

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

8 NONSC Construction Hours

Construction and demolition works and associated activities at the development, audible beyond the boundary of the site shall not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site shall be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works shall be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

No waste materials shall be burnt on site of the development hereby approved.

REASON

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

9 NONSC Louvre Screens

Prior to installation, details of the louvre screens to windows shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details.

REASON

To ensure that the development presents a satisfactory appearance and to prevent overlooking to adjoining properties in accordance with Policies BE13 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

10 NONSC Studio Unit Layouts

Notwithstanding the plans hereby approved, details shall be submitted of all studio unit layouts and approved in writing by the Local Planning Authority. Each studio unit shall be laid out as a studio unit with no internal walls and separation.

REASON

To ensure that the development is in accordance with Policy 3.5 of the London Plan (2016).

11 NONSC Non Standard Condition

Prior to installation, details of the Mechanical Ventilation system with Heat Recovery shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details.

REASON

To ensure that the development is in accordance with the London Plan Policy 5.2 (2016).

12 RES24 Secured by Design

The dwelling(s) 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.

13 NONSC Non Standard Condition

The residential units hereby approved shall be constructed to M4(2) standard as detailed with The Building Regulations (2010) Approved Document M.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the London Plan (2016) and Paragraphs 132 and 133 of the NPPF.

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.

AM7 Consideration of traffic generated by proposed developments.

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H8	Change of use from non-residential to residential
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime

3 115 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.

4

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

No waste materials should be burnt on site of the development hereby approved.

5 170 **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.

6 173 **Community Infrastructure Levy (CIL) (Granting Consent)**

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

3. **CONSIDERATIONS**

3.1 **Site and Locality**

Legion House is a four storey mixed use commercial premises located on the northern side of Uxbridge Road. The site forms part of the Uxbridge Road, Hayes Town Centre as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The ground floor is made up of a mixture of A1 and A2 uses as well as a B2 tyre and exhaust centre. The first floor comprises a church and children's nursery (Use Class D1)

whilst the second floor has 11 residential units (Use Class C3). The third floor has consent for the creation of five residential units which are currently under construction.

3.2 Proposed Scheme

Planning permission is sought for the proposed conversion of the first floor from a former Church and Nursery (Class D1) to 11 residential units (Class C3).

3.3 Relevant Planning History

1927/ADV/2015/17 Legion House, 854-864 Uxbridge Road Hayes

Installation of 1 internally illuminated fascia sign, 1 externally illuminated fascia sign and 4 internally illuminated projecting signs (Retrospective)

Decision: 19-05-2015 Refused

1927/ADV/2015/75 Legion House, 854-864 Uxbridge Road Hayes

Installation of 1 x non illuminated banner

Decision: 12-11-2015 Approved

1927/APP/2000/1894 Legion House, 854-864, Uxbridge Road Hayes

ERECTION OF AN EXTENSION TO THIRD FLOOR

Decision: 17-11-2000 NFA

1927/APP/2001/1813 Legion House, 854-864, Uxbridge Road Hayes

INSTALLATION OF A MOBILE TELEPHONE BASE STATION COMPRISING SIX POLE MOUNTED ANTENNAS, TWO MICROWAVE DISHES (0.6 METRE IN DIAMETER) MOUNTED ON PLANT ROOM ROOF WITH EQUIPMENT CABIN WITH AIR CONDITIONING UNITS AT GROUND LEVEL (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED)

Decision: 27-09-2001 PRN

1927/APP/2010/1238 Legion House, 854-864, Uxbridge Road Hayes

Change of first floor use from Class B1 (office) to Class D1 (non-residential institution).

Decision: 06-01-2011 Approved

1927/APP/2010/466 858 Uxbridge Road Hayes

Change of use of first floor from Class B1 to mixed use comprising B1 (Business) / D1 (non-residential, education, training centre.)

Decision: 05-05-2010 Withdrawn

1927/APP/2014/2265 Legion House, 854-864, Uxbridge Road Hayes

Change of use to 2 x 2 bedroom and 7 x 1 bedroom self contained flats and 2 x studio flats (Pric Approval)

Decision: 02-09-2014 PRN

1927/APP/2014/4128 Legion House, 854-864 Uxbridge Road Hayes

Variation of condition 3 (Opening Hours) and 4 (Noise Restrictions) of planning permission ref: 1927/APP/2010/1238 dated 06/03/2012 to permit longer opening hours (Change of first floor use from Class B1 (office) to Class D1 (non-residential institution))

Decision: 20-01-2015 Approved

1927/APP/2015/3749 Legion House, 854-864 Uxbridge Road Hayes

Third floor side extension and change of use of third floor from restaurant/bar (Use Class A3/A4 to residential (Use Class C3) to provide 4 x 2-bed and 1 x 1-bed self contained flats involving installation of new flat roof and alterations of windows and doors to north, south and east elevations

Decision: 14-12-2015 Approved

1927/APP/2015/3767 Legion House, 854-864 Uxbridge Road Hayes

External alterations to building consisting of smooth brown render beneath the windows and painting of walls

Decision: 08-12-2015 Approved

1927/APP/2015/997 Legion House, 854-864 Uxbridge Road Hayes

Retrospective planning permission for:
1 x internally illuminated fascia sign
4 x internally illuminated projecting signs
1 x externally illuminated fascia sign

Decision: 27-03-2015 NFA

1927/APP/2016/3933 Legion House, 854-864 Uxbridge Road Hayes

Details pursuant to condition 3 (Noise Assessment) of planning permission Ref:1927/APP/2015/3749 dated 14/12/2015 (Third floor side extension and change of use of this floor from restaurant/bar (Use Class A3/A4) to residential (Use Class C3) to provide 4 x 2-bed and 1 x 1-bed self contained flats involving installation of new flat roof and alterations of windows and doors to North, South and East elevations)

Decision: 04-01-2017 Approved

1927/APP/2018/1429 Legion House, 854-858 Uxbridge Road Hayes

Details pursuant to condition 5 (Revised Parking Layout) of planning permission Ref: 1927/APP/2015/3749 dated 14/12/2015 (Third floor side extension and change of use of third floor)

from restaurant/bar (Use Class A3/A4) to residential (Use Class C3) to provide 4 x 2-bed and 1 x 1-bed self contained flats involving installation of new flat roof and alterations of windows and doors to north, south and east elevations)

Decision: 31-05-2018 Approved

1927/K/86/1897 838-864 Uxbridge Road Hayes
Extension/Alterations to Leisure premises (P) of 330 sq.m.

Decision: 20-01-1987 Refused

1927/PRC/2017/118 Legion House Uxbridge Road Hayes
Proposed formation of 2 no. two bedroom flats upon existing rear flat roof.

Decision: 24-08-2017 OBJ

1927/PRE/2000/154 838-864 Uxbridge Road Hayes
PRE CORRES: CHANGE OF USE TO HOTEL

Decision:

1927/PRE/2006/90 854 - 864 Uxbridge Road Hayes
T P PRE - CORRES: REDEVELOPMENT OF SITE

Decision:

Comment on Planning History

Planning approval ref: 1927/APP/2010/1238 was granted on 6th January 2011 for the change of first floor use from B1 to D1 to allow for the use of the first floor by the Kingsborough Family Church and a children's nursery. It is noted that the church and the nursery have now left the premises and the floor is now vacant.

Prior approval ref: 1927/APP/2014/2265 was granted on 2 September 2014 for the change of use of the second floor offices to 11 no. residential units and this has now been implemented.

Planning permission was granted in Decemeber 2015 for a third floor side extension and change of use of third floor from restaurant/bar (Use Class A3/A4) to residential (Use Class C3) to provide 4 x 2-bed and 1 x 1-bed self contained flats involving installation of new flat roof and alterations of windows and doors to North, South and East elevations (application ref: 1927/APP/2015/3749).

The proposed scheme would bring the total number of residential units within the site to 27 units.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H8 Change of use from non-residential to residential
- R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
- R11 Proposals that involve the loss of land or buildings used for education, social, community and health services
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.5 (2016) Quality and design of housing developments
- LPP 5.3 (2016) Sustainable design and construction
- LPP 7.2 (2016) An inclusive environment
- LPP 7.3 (2016) Designing out crime

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **28th May 2018**

6. Consultations

External Consultees

Consultation letters were sent to 22 local owners/occupiers and a site notice was displayed. Seven

responses were received:

- i) concerns over impact on existing flats within the building (ventilation to bathrooms, damage to building during construction and additional costs to service charge)
- ii) building works to only occur during the week and not at weekends
- iii) health and safety concerns regarding the garage on ground floor and within existing and proposed residential units/issues with building maintenance - damage to building, building not being cleaned regularly, flooding to flat from leaky ceilings, no fire alarm maintenance, storage of fuel and oil from the ground floor garage
- iv) won't be able to open windows during construction due to dust/debris
- v) already issues with parking; cars on footpath and in front of garage restricting site access; speeding cars in the car park
- vi) issues with refuse
- vii) noise issues - from existing garage on ground floor/existing and proposed residential units
- viii) overcrowding
- ix) already congested area - would result in overflow of commercial main road
- x) use of the rear of the building for unmonitored activities
- xi) one of the ground floor commercial unit did not receive their consultation letter
- xii) building works have already started
- xiii) safety of residents (including pushchairs/wheelchairs) who would have to enter/exit the building next to the ground floor garage doors

Internal Consultees

Environmental Protection Unit:

I have taken a look through the submitted information and in terms of noise. The applicant has submitted an acoustic assessment that sets out satisfactory internal design noise levels for the development. In light of this I do not have any objections to the application but suggest the following should you be mindful to grant the application.

The noise level in rooms at the development hereby approved shall meet the Table 4 noise standard specified in BS8233:1999 for internal rooms and external amenity areas.

REASON: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise & vibration.

Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

No waste materials should be burnt on site of the development hereby approved.

Highways:

The site is located at Legion House which fronts a service road running parallel to the Uxbridge Road in Hayes which is designated as classified in the borough's road hierarchy. The surroundings consist of a mix of commercial and residential uses and the site is in proximity to the Beck Theatre located opposite the site. The surrounding road network features a relatively extensive range of parking controls and the site exhibits a PTAL rating of 2 which is considered below average.

The first floor area within the existing building is currently designated as a D1- church and nursery

use. It is proposed to convert this use to 13 residential flatted units which includes for a roof extension. An existing gated access to a designated private rear car park that serves the site envelope will remain unaltered to cater for the additional 13 residential units.

Parking Provision & Layout

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP policy states that new development will only be permitted where it is in accordance with the Council's adopted parking standards.

It is proposed to provide 13 residential flats consisting of 4x2, 7x1 bedroom and 2 studio flats by way of first floor conversion and roof top extension to the existing building. The maximum standard requires a total quantum of up to 19 spaces for the proposed mix in order to comply with the adopted parking standard. 13 spaces are proposed to be allocated within a generic 32 space car park to the rear of the premises which equates to an overall ratio of 1:1.

Although there is a moderate shortfall in provision it is noted that the site's PTAL of 2 does not fully reflect the 'real world' public transport accessibility especially given the plethora of local bus services passing the location which include the U7, 427, 90, 195, 607, H98 and N207.

Uxbridge Tube Station is reasonably accessible via the available bus services as is Hayes & Harlington National Railway station.

It is also observed that the local area is extensively covered by waiting restrictions which helps to deter any potential extraneous parking generated by the proposal. When combining these factors and circumstances, it is considered that the quantum of parking proposed is to an acceptable level.

The parking spaces will be provided and allocated within the ground floor car park and are readily accessible in usability terms.

Cycling Provision

In terms of cycle parking there would be a requirement to provide at least 1 secure and accessible space for each of the flatted units. This would total 13 new spaces. 22 are to be provided within an acceptable location rendering the arrangement acceptable.

Disabled Compliant Parking Provision

In accord with the saved UDP standard - 10% of parking spaces should be disabled compliant equating to a minimum of 1 space. This has not been indicated within the submission and should be secured via planning condition.

Vehicular Access Arrangements

Access to the existing car park will continue unchanged with a recessed automatic gated arrangement controlled by electronic key fob. This is considered an acceptable method of control.

Trip Generation

The proposal is not expected to increase peak time traffic generation from the site as compared to the D1 use with an anticipated peak period traffic movement of up to 3-4 vehicle movements into and out of the site during each of the peak morning and evening hours. This uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

Operational Refuse Requirements

Refuse collection will continue via the Uxbridge Road service road. There would be benefit to operate a site management regime that would ensure that waste collection distances do not exceed 10m from the point of collection in order to conform to good practice. Therefore an on-site management planning condition - OM6 should be applied.

Construction Logistics Plan (CLP)

A full and detailed CLP will be a requirement given the constraints and sensitivities of the local residential and main road network in order to avoid/minimise potential detriment to the public realm. It will need to be secured under planning condition OM19.

Conclusion

The application has been reviewed by the Highway Engineer who is satisfied that the proposal would not exacerbate congestion or parking stress (subject to the application of the suggested conditions and the provision of a single disabled parking bay) and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

Officer comments:

The proposed scheme has been amended to remove the proposed third floor extension, resulting in the provision of 11 units; the proposal would provide be allocated 11 parking spaces within the car park for the proposed units.

Waste Strategy:

The vehicle access is questionable for the refuse collection vehicle. If the intent is for the vehicle to enter the property please provide a swept path analysis to show that the vehicle can safely enter and exit.

If the intent is for the vehicle to stop outside of the entrance gates, the distance from the stopping point to the bin store is further than 10 metres. The collectors should not move a bulk bin more than 10 metres from the point of storage to the collection vehicle.

If the bin store remains in this location, provisions must be made for personnel to move the bins to a suitable collection point within 10 metres of the property boundary. The collection point should be indicated on the plan.

The bin capacity required for a total of 39 bedrooms (including the existing properties) is:

2 x 1280 litre refuse bins

2 x 1100 litre recycling bins.

The 'proposed bin store drawing' indicates sufficient storage space for the required number of bins, however the 'proposed ground floor & site plan drawing' 'new bin store' shows a different building.

Clarification is needed on which store is going to be built.

If the 'proposed ground floor & site plan drawing' is correct, the new bin store alone is not sufficient. If the intent is for the residential properties to use both the new and existing bin store, then capacity is suitable, however further information is needed regarding the storage for waste arising from the commercial properties.

The surface between the collection point and the vehicle should be smooth with a gradient of no more than 1:20 and a width of at least 2 metres. If the collection point is raised above the area where the collection vehicle parks then a dropped kerb is needed to safely move the bin.

Officer comments:

It is considered that further details of refuse storage for the existing and proposed commercial and residential units can be provided by way of a condition on any consent granted.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within the Developed Area and Uxbridge Road, Hayes Town Centre where there is no objection in principle to an intensification of residential use, subject to compliance with other policies in the Hillingdon Local Plan (November 2012).

Permission was granted in 2011 of the use of the first floor as a church and a children's nursery (Use Class D1). The current proposal seeks to change the use from D1 to C3 (residential).

The National Planning Policy Framework (2018) (paragraph 92) requires that there is a guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

Policies R5 and R11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that the loss of existing community facilities does not have a detrimental impact on the provision of community facilities within the area.

The church and the nursery have now left the premises and have moved to new facilities further down Uxbridge Road. As such, the proposed change of use of the first floor would not result in the loss of community facilities within the area, and so would comply with Policies R5 and R11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the National Planning Policy Framework (2018).

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure development optimises the housing output for different types of location within a table of relevant density ranges outlined in the supporting text. The application site is considered to have an urban context with a public transport accessibility of 2.

An urban context is defined in Table 3.2 of the London Plan (2016) as areas with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 meters walking distance of a District centre or, along main arterial routes.

For sites that fall within these categories the London Plan provides an indicative density range of 70-170 units per hectare where between 2.7-3 habitable rooms are proposed per unit.

The proposed development density on this scheme would be 68 dwellings per hectare (dph) which is within the guidelines and is therefore considered to accord with Policy 3.4 of the London Plan (2016).

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building.

Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The proposal seeks to convert the first floor from D1 use to 11 residential units. The conversion of the first floor into residential units would not result in external changes to the existing elevations and would therefore not have an impact on the character and appearance of the building.

The proposed scheme would therefore comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts (SPD) seek to ensure that new developments maintain and allow adequate levels of daylight and sunlight to penetrate into and between them.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect privacy. Furthermore these policies state that planning permission will not be granted for new developments which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity. New developments should comply with the 45 degree principle. Furthermore these policies state that planning permission will not be granted for new buildings and extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Prior approval was granted in September 2014 for the conversion of the second floor of this building into residential use (application ref: 1927/APP/2014/2265). Permission was granted in December 2015 for a third floor side extension and the change of use of the third floor to residential (application ref: 1927/APP/2015/3749). The current proposal seeks to convert the first floor into residential use.

The proposed first floor conversion would not introduce additional windows to the building. The windows at the rear of the building face onto 4-6 Marshall Drive which is approximately 15.8m and 20.8m to the north; whilst this is an existing situation it is considered that in order to ensure the proposed residential units receive acceptable levels of privacy, mitigation measures of louvre screens to windows are required; this can be secured by way of a condition on any consent granted.

Due to the orientation and positioning of the neighbouring Fig Tree Court to the east, the proposed first floor residential units would not cause loss of privacy to these neighbouring residents.

The proposed conversion of the first floor into residential use would not have an unacceptable impact on the level of outlook and light to existing and proposed occupiers. The proposal is therefore considered to be an acceptable form of development and so would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two -

Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts (SPD).

Objections were raised during the public consultation in regards to construction works impacting on existing residents of the application building along with raising health and safety concerns relating to the commercial garage on the ground floor and issues with maintenance of existing flats and the building as a whole.

The proposal originally included the creation of additional residential floor space on the third floor; this has now been removed from the scheme and so the proposal in its current form is for the conversion of the first floor only.

In order to ensure that the proposed conversion works do not have a detrimental impact on existing commercial and residential uses within the building, conditions relating to noise and construction hours, along with a condition requiring the submission of a construction management plan shall be added to any consent granted.

7.09 Living conditions for future occupiers

Internal Floor Space:

Policy 3.5 of the London Plan (2016) requires dwellings to provide an acceptable amount of internal floor space and sets out minimum space standards in Table 3.3. The policy states that 39sq.m of internal floor space is required for studios, 50sq.m for one-bed two person units, 61sq.m for two-bed three person units and 70sq.m for two-bed four person units.

The proposed development would provide units that comply with the above space standards and so would comply with Policy 3.5 of the London Plan (2016).

External Amenity Space:

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments to "provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is useable in terms of its shape and siting." The Council's HDAS: Residential Layouts SPD states that studios and one-bed units should be provided with 20sq.m of external amenity space whilst two-bed units should be provided with 25sq.m of external amenity space.

The proposal would provide two studios, seven one-bed units and two two-bed units and therefore require 230sq.m of external amenity space. The proposed first floor units would not have access to balconies. Due to the nature of the site, the application does not include any communal space.

The application site is located opposite a large park, which is designated as a Nature Conservation Site of Borough Grade II or Local Importance. As such, it is considered that the proposed units would have access to sufficient external amenity space and so would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is noted that the previous application (ref: 1927/APP/2015/3749), for 4 x 2-bed and 1 x 1-bed self contained flats on the third floor, considered the use of the park as external amenity space to be acceptable in that instance. A Section 106 contribution towards local park improvements is required to mitigate against the shortfall; the applicant has agreed the contribution.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed

developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The application site is located next to a service road on the northern side of Uxbridge Road, a classified road. The surrounding road network features a relatively extensive range of parking controls and the site has a PTAL rating of 2 which is considered below average. An existing gated access to a private car park at the rear of the site will be retained.

The proposed change of use of the first floor from Use Class D1 to residential units would not have a detrimental impact on trip generation to and from the site.

The existing car park provides 32 car parking spaces, of which two are disabled spaces. The number of parking spaces would be reduced to 29 parking spaces. 16 parking spaces, including the two disabled spaces, are allocated to the existing second floor and third floor flats; these spaces would be retained for the existing flats. The proposed scheme would provide eleven parking spaces for the eleven new flats on the first floor.

The proposed parking allocation for the residential units is considered to be acceptable. Future residents would be restricted from applying for parking permits, season tickets or car parking permits within existing or future management schemes in the area, in order to ensure that the development would not result in on-street parking; this would be secured by a Section 106 Legal Agreement.

The Council's Highways Engineer has no objection to the proposed scheme subject to conditions in regards to the provision of 1 disabled parking space for the proposed units, an on-site refuse management plan and a Construction Logistics Plan.

The proposed is therefore considered to comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy AM9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to promote cycling within the borough and requires developments to provide clearly visible, well-designed, covered, secure and accessible bicycle parking for users of the development.

A new cycle store with 22 cycle parking spaces would be provided within the car park; this would provide one-for-one cycle parking for the proposed 11 units whilst continuing to provide six cycle parking spaces approved as part of application ref: 1927/APP/2015/3749, and would provide five additional cycle parking spaces. The proposal would therefore comply with Policy AM9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban design:

See Section 7.07 of this report.

Access and security:

The proposed conversion of the first floor into residential units would not have a detrimental impact on access and security measures within the site. Therefore the development complies with Policy 7.3 of the London Plan (2016).

7.12 Disabled access

The proposed residential units on the first floor would be accessed via an existing internal lift. Entry into the building would be via a step-free access at the front and rear of the building. The car park provides two disabled parking spaces for existing residential units on the site and it is considered that one new disabled parking space for the proposed units can be provided by way of a condition on any consent granted. Therefore the development complies with Policy 7.2 of the London Plan (2016) and the Council's Accessible Hillingdon SPD (September 2017).

7.13 Provision of affordable & special needs housing

The proposed development would provide eleven residential units therefore triggering the affordable housing requirement threshold of 10 units as set out in London Plan Policy 3.13 (2016). Policy H2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that 35% of all new residential units in the borough should be delivered as affordable housing. Subject to the provision of robust evidence, the Council will adopt a degree of flexibility in its application of Policy H2 to take account of tenure needs in different parts of the borough as well as the viability of schemes. On this basis, 4 of the 11 units proposed in the scheme would have to be provided as affordable housing to comply with the requirements of Policy H2, to be secured by way of the S106 Agreement.

A full Financial Viability Appraisal (FVA) has been carried out in support of this application, which has been reviewed by an appropriately qualified, third party, financial consultant.

It is noted that 11 residential units on the second floor of Legion House were implemented following a Prior Approval application (ref: 1927/APP/2014/2265), which was granted in September 2014. Under a Prior Approval application there is not a requirement for affordable housing. In addition, a further five residential units, on the third floor, were approved in December 2015 (application ref: 1927/APP/2015/3749); no affordable housing was required as the proposed development fell below the 10 unit threshold for affordable housing provision.

The financial consultant has assessed the financial viability appraisal on the basis of the provision of 13 units previously proposed as part of this application and the 5 units approved under application ref: 1927/APP/2015/3749 (total of 18 units); the financial consultant excluded the 11 units approved under permitted development (application ref: 1927/APP/2014/2265). Since the assessment of the financial viability appraisal, the number of units proposed as part of the current application has been reduced by two, resulting a proposed scheme of 11 residential units on the first floor.

Given the reduction in the provision of residential units within the site from 18 units to 16 units, it is considered that the provision of one affordable housing unit within the proposed development would be acceptable in this instance. The applicant has agreed the affordable housing provision (to be provided within the site). This can be secured by way of a Section 106 Legal Agreement.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

The proposed development would provide an additional bin store for the proposed residential units adjacent to the vehicle entrance. The existing bin store at the side of the building and the existing waste management arrangements would be retained. A condition requiring further details of the proposed refuse storage and refuse collection areas can be added to any consent granted. Therefore, subject to this condition, the development

complies with Policy 5.17 of the London Plan (2016).

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (March 2016) establishes the energy hierarchy for minimizing carbon dioxide emissions, Policy 5.3 states that the highest standards of sustainable design and construction should be employed, Policy 5.6 requires an assessment of the use of Combined Heat and Power systems, Policy 5.7 seeks to increase the use of renewable energy and Policy 5.9 seeks to address impacts of overheating and excessive heat generation.

The applicant has provided an Energy Statement which states that the proposed development would be fitted with a Mechanical Ventilation system with Heat Recovery so that there would be a 10% reduction in CO2 emissions. In addition, the development would improve the thermal performance/energy efficiency of the building.

Subject to a condition requiring further details of the proposed Mechanical Ventilation/Heat Recovery system, it is considered that the proposed development would be acceptable in regards to Policies 5.2, 5.3, 5.6, 5.7 and 5.9 of the London Plan (2016).

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Policy 7.15 of the London Plan (2016) seeks to reduce noise and minimise the existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals. Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not grant permission for uses detrimental to the character or amenities of surrounding properties due to noise unless sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable.

The Council's Environmental Protection Unit has no objection to the proposed residential units subject to a condition requiring noise levels to meet the Table 4 noise standard specified in BS8233:1999 for internal rooms and external amenity areas.

The proposal is therefore considered to comply with Policy 7.15 of the London Plan (2016) and Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.19 Comments on Public Consultations

Seven responses were received during the public consultation. Issues relating to construction, health and safety, building maintenance and noise would be dealt with by way of condition and/or separate legislation. The impact of the proposed development on parking, highways impact and refuse have been discussed elsewhere in the report. Regarding unmonitored activities on the site, this would be a matter for the Council's Anti-Social Behaviour Unit.

7.20 Planning obligations

Section 106:

Policy R17 of the Local Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open spaces, facilities to support art, culture and entertainment facilities through planning obligations in conjunction with other development proposals.' Furthermore, London Plan (2016) policy 8.2 confirms that development proposals should address strategic and local priorities through use of planning obligations where appropriate.

In this instance, planning obligations relating to the following are required:

- i) Affordable Housing - one Affordable Housing unit (shared ownership)
- ii) Parking Permits - a restriction preventing future residents from applying for parking permits, season tickets or car parking permits within existing or future management schemes
- iii) Local Park Improvements £20,000

Community Infrastructure Levy:

The proposed development would be Mayoral CIL Liable. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

The proposal would also be liable under the London Borough of Hillingdon's Community Infrastructure Levy (CIL), which was introduced in August 2014. The charging schedule requires a fee of £95 per square metre for residential developments.

7.21 Expediency of enforcement action

Not 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

Planning permission is sought for the proposed conversion of the first floor from a Church and Nursery (Class D1) to 11 residential units (Class C3).

The proposal would not have a detrimental impact on parking and traffic generation. The proposed scheme would be acceptable in regards to its impact on the character and appearance of the building, the street scene and the surrounding area. The proposed units would be provided with adequate levels of floor space, privacy and residential amenity.

The proposed scheme would provide one affordable housing unit through a Section 106 Legal Agreement.

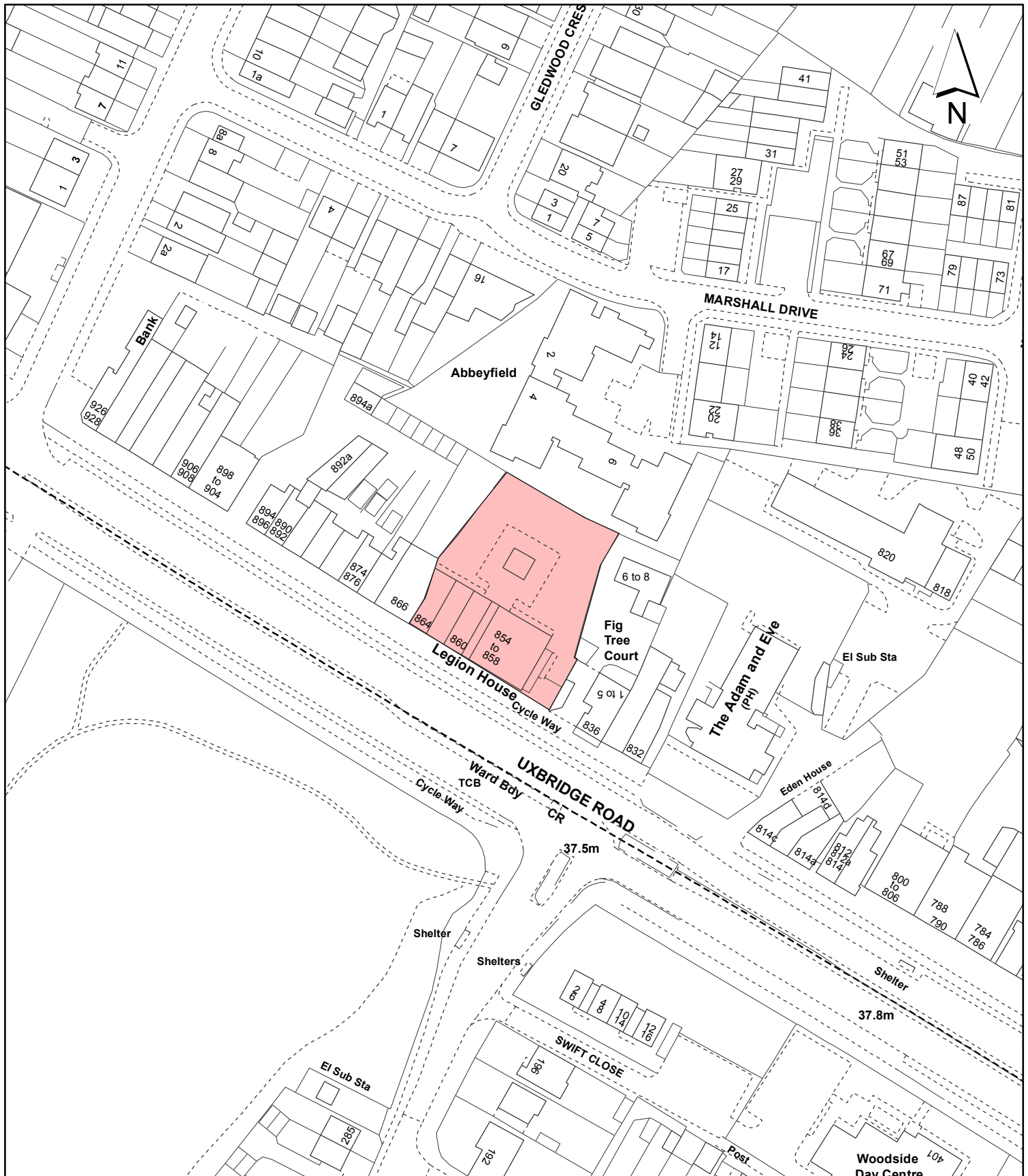
The proposal therefore complies with Policies AM7, AM9, AM14, BE13, BE15, BE19, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (2016). The application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
National Planning Policy Framework (2018)
London Plan (2016)
HDAS: Residential Layouts

Contact Officer: Katherine Mills

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Notes:

 Site boundary

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Planning Application Ref:
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