

Report of the Head of Planning, Transportation and Regeneration

Address	MANOR COURT HIGH STREET HARMONDSWORTH
Development:	Alterations and conversion of the Manor Lodge into 2 No. 4-bedroom houses; conversion of the Stable Building into 6 No. 1-bedroom and 2 No. 2-bedroom cottages; conversion of the Office Barn into 1 No. studio flat, 1 No. 1-bedroom flat, 2 No. 2-bedroom houses and 1 No. 3-bedroom house; retention of the Granary Building and conversion to garden store; upgrade of boundary treatments; reinstatement of yard pond, together with associated parking and landscaping.
LBH Ref Nos:	27256/APP/2017/3721
Drawing Nos:	MC/17/L05B Proposed Manor Lodge Second Floor MC/17/L06A Proposed Manor Lodge Elevation 1 MC/17/L07B Proposed Manor Lodge Elevation 2 MC/17/L08B Proposed Manor Lodge Elevation 3 MC/17/L09B Proposed Manor Lodge Elevation 4 MC/17/L10C Proposed Stables Office Block Ground Floor MC/17/L11B Proposed Stables Office Block First Floor MC/17/L12 Proposed Stables Office Block Elevation 1 MC/17/L13A Proposed Stables Office Block Elevation 2 MC/17/L14A Proposed Stables Office Block Elevation 3 MC/17/LP01 Location Plan MC/15/P01 Aerial Views MC/15/P02 Site Photographs /15/P03 Site Photographs MC/17/EX01 Existing Site Plan MC/17/EX02 Existing Manor Lodge Basement Floor Plan MC/17/EX03 Existing Manor Lodge Ground Floor /17/EX04 Existing Manor Lodge First Floor MC/17/EX05 Existing Manor Lodge Second Floor MC/17/EX06 Existing Manor Lodge Elevation 1 MC/17/EX18 Existing Office Barn Elevations 1 & 2 MC/17/EX19 Existing Office Barn Elevation 3 MC/17/EX20 Existing Office Barn Elevation 4 MC/17/EX21 Existing Office Barn Elevation 5 MC/17/EX22 Existing Office Barn Elevation 6 MC/17/L01C Proposed Options Site Plan MC/17/L02 Proposed Manor Lodge Basement Floor Plan MC/17/L03B Proposed Manor Lodge Ground Floor MC/17/L04B Proposed Manor Lodge First Floor MC/17/L04B Proposed Manor Lodge First Floor MC/17/EX07 Existing Manor Lodge Elevation 2 MC/17/EX08 Existing Manor Lodge Elevation 3 MC/17/EX09 Existing Manor Lodge Elevation 4 C/17/EX10 Existing Stables Office Block Ground Floor MC/17/EX11 Existing Stables Office Block First Floor MC/17/EX12 Existing Stables Office Block Elevation 1 MC/17/EX13 Existing Stables Office Block Elevation 2 MC/17/EX15 Existing Stables Office Block Elevation 4

MC/17/EX16 Existing Office Barn Ground Floor
 MC/17/EX17 Existing Office Barn First Floor
 MC/17/L15B Proposed Stables Office Block Elevation 4
 MC/17/L16A Proposed Office Barn Block Ground Floor
 MC/17/L17 Proposed Office Barn Block First Floor
 MC/17/L18 Proposed Office Barn Block Elevation 1 & 2
 MC/17/L19A Proposed Office Barn Block Elevation 3
 MC/17/L20 Proposed Office Barn Block Elevation 4
 MC/17/L21 Proposed Office Barn Block Elevation 5
 MC/17/L22 Proposed Office Barn Block Elevation 6
 MC/17/L30 Proposed Timber Carport and Bin Stores
 MC/17/L31 Proposed Stables Communal Bin and Cycle Store
 MC/17/L32 Proposed Office Barn Communal Bin and Cycle Store
 MC/16/S01 Existing and Proposed Site Section A-F
 MC/16/S02 Existing and Proposed Site Section B-E
 MC/16/S03 Existing and Proposed Site Section C-C

Date Plans Received: 11/10/2017

Date(s) of Amendment(s):

Date Application Valid: 11/10/2017

1. SUMMARY

Planning permission and listed building consent (planning ref 27256/APP/2017/3723) are sought for alterations and conversion of the Manor Lodge into 2 No. 4-bedroom houses; conversion of the Stable Building into 6 No. 1-bedroom flats and 2 No. 2-bedroom cottages; conversion of the Office Barn into 1 No. studio flat, 1 No. 1-bedroom flat, 2 No. 2-bedroom houses and 1 No. 3-bedroom house; retention of the Granary Building and conversion to garden store; upgrade of boundary treatments; reinstatement of yard pond, together with associated parking and landscaping. The scheme will provide a total of 15 residential units.

3 letters of representations, together with a petition bearing 50 signatures have been received objecting to the proposal, mainly on the grounds of over development and the misuse of a local historically important heritage area, increased traffic generation and parking. In addition one letter of support has been received. Representations have also been received from English Heritage Trust, Harmondsworth Village Conservation Advisory Panel and Harmondsworth and Sipson Residents Association, commenting on the Heritage aspects of the proposal.

Due regard has been made to the conversion of the buildings, both in terms of the listed building, the character and appearance of the Conservation Area and the adjoining listed buildings, including the statutory Grade 1 listed Great Barn. Similarly, the identification of a viable use to the listed buildings is considered to be a heritage benefit.

The proposed scheme would be below the London Plan density guidelines, However, the location of the scheme partially in the Green Belt and / or within the curtilage of a listed building would result in higher density development being inappropriate. The scheme will provide good internal and external living space, whilst the proposed layout would not have an adverse impact on the living conditions of surrounding occupiers in terms of overdominance, loss of privacy and loss of daylight/sunlight.

No major changes are proposed to the scale and layout of the site and it is considered that the proposed development would be compatible with sustainable residential quality, having regard to the specific heritage constraints of this site.

It is recommended that the scheme be supported, subject to conditions and a S106 Agreement, to secure planning obligations comprising construction training, affordable housing, a management plan to secure the long term maintenance of the Manor Lodge, Stables Block and Granary Building, and a carbon offset contribution.

2. RECOMMENDATION

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

A. That the Council enters 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) Construction Training: Either a construction training scheme delivered during the construction phase of the development or a financial contribution

(ii) Affordable Housing: £106,000 in lieu of affordable housing on-site provision and an affordable housing review mechanism

(iii) A Management Plan to secure the long term maintenance of the Manor Lodge, Stables Block and Granary Building.

(iv) Carbon offset contribution of £11,340

(v) The residents of this development not to be eligible for parking permits, apart from Blue Badge holders and a charge made against the site to ensure the future buyers are aware of the parking restrictions

(vi) Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contribution to enable the management and monitoring of the resulting agreement.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreements and any abortive work as a result of the agreement not being completed.

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

D) If the Legal Agreements have not been finalised by 30/9/2019 (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, carbon offset contribution, Management Plan and construction training). The proposal therefore conflicts with 'saved' policy R17 of the Unitary Development Plan (2012) and the Council's Planning Obligations SPD and the London Plan (2016).'

E) That if the application is approved, the following conditions be imposed:

1 T8 Time Limit - full planning application 3 years

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 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the '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). The approved measures shall be implemented before the development is occupied and thereafter retained.

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 (2016) Policies 7.1 and 7.3

3 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

MC/17/LP01 Location Plan - Site Boundary Plan

MC/17/L01C Proposed Options Site Plan

MC/17/L02 Proposed Manor Lodge Basement Floor Plan

MC/17/L03B Proposed Manor Lodge Ground Floor Plan

MC/17/L04B Proposed Manor Lodge First Floor Plan

MC/17/L04B Proposed Manor Lodge First Floor Plan

MC/17/L05B Proposed Manor Lodge Second Floor Plan

MC/17/L06A Proposed Manor Lodge Elevation 1

MC/17/L07B Proposed Manor Lodge Elevation 2

MC/17/L08B Proposed Manor Lodge Elevation 3

MC/17/L09B Proposed Manor Lodge Elevation 4

MC/17/L10C Proposed Stables Office Block Ground Floor Plan

MC/17/L11B Proposed Stables Office Block First Floor Plan

MC/17/L12 Proposed Stables Office Block Elevation 1

MC/17/L13A Proposed Stables Office Block Elevation 2

MC/17/L14A Proposed Stables Office Block Elevation 3

MC/17/L15B Proposed Stables Office Block Elevation 4

MC/17/L16A Proposed Office Barn Block Ground Floor Plan

MC/17/L17 Proposed Office Barn Block First Floor Plan

MC/17/L18 Proposed Office Barn Block Elevation 1 & 2

MC/17/L19A Proposed Office Barn Block Elevation 3

MC/17/L20 Proposed Office Barn Block Elevation 4

MC/17/L21 Proposed Office Barn Block Elevation 5

MC/17/L22 Proposed Office Barn Block Elevation 6

MC/17/L30 Proposed Timber Carport and Bin Stores
MC/17/L31 Proposed Stables Communal Bin and Cycle Store
MC/17/L32 Proposed Office Barn Communal Bin and Cycle Store
MC/16/S01 Existing and Proposed Site Section A-A
MC/16/S02 Existing and Proposed Site Section B-B
MC/16/S03 Existing and Proposed Site Section C-C
LP/MCHSH/030 C Landscape PLAN

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).

4 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

- Bat Survey Report Ref: 856431 dated October 2017)
- Air Quality Assessment Ref: 16-2140
- Aboricultural Report
- Environmental Noise Report Ref: REG/7074 dated 26/4/17

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

REASON

To ensure the development complies with the provisions of the the Hillingdon Local Plan:Part 2 -Saved UDP Policies (November 2012) and the London Plan (2016).

5 RES7 Materials (Submission)

Notwithstanding the submitted plans, detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. Details should include information relating to:

- (i) Details and samples of all new external materials, including brickwork, bonding, pointing style, mortar mix, roofing materials, rainwater goods
- (ii) Details of external pipe work, flues and vents
- (iii) Detailed drawings of fenestration and doors, including profiles of all new windows, external doors, together with information on materials, glazing and finishes
- (iv) Detailed drawing including profile of the door canopy to the rear of Manor Court, together with materials and finish
- (v) Details of new joinery, including internal doors, architraves, skirting and staircase details
- (vi) Details of fire and sound proofing works/upgrading
- (vii) Details of new boiler flues and vents
- (viii) Details of location of boiler flues and TV aerials on the Office Barn
- (ix) Full details of boundary treatments including product details with materials and finish
- (xi) Comprehensive colour scheme for all built details
- (xii) Make, product/type, colour and photographs/images.
- (xiii) Timber Carport, Cycle and Bin Stores

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).

6 AR3 Sites of Archaeological Interest - scheme of investigation

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE3 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7 RES9 Landscaping (car parking & refuse/cycle storage)

A landscape scheme shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. 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 Cycle Storage (17 secure spaces)

2.b Means of enclosure/boundary treatments including:

. boundary walls, retaining walls, fencing and railings;

. details of method of repair of brick garden wall at Manor Court, including new brickwork where relevant, pointing style and mortar mix and

. details of brickwork for boundary wall at unit 10.

2.c Surface level car parking layouts for 28 vehicles, including 3 disabled parking bays and demonstration that 12 of the parking spaces (6 active and 6 passive) are served by electrical charging points and parking for 1 motor cycle.

2.d Hard Surfacing Materials, including of the means of surfacing and marking out the car parking spaces

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 surfacing/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 BE10, BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and 5.17 (refuse storage) of the London Plan (2016).

8 RES15 Sustainable Water Management (changed from SUDS)

Notwithstanding the submitted plans, prior to commencement of external works, 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 manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

i. incorporating sustainable urban drainage (SuDs) 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. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40 Climate change,

iii. where identified in an area at risk of surface water flooding, include additional provision within calculations for surface water from off site

iv. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus 40% climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

b) Capacity of Receptors

i. Capacity and suitable condition should be demonstrated for Thames Water foul and surface water network, and provide confirmation of any upgrade work required having been implemented.

c) Minimise water use.

i. incorporate water saving measures and equipment.

ii. provide details of how rain and grey water will be recycled and reused in the development.

d) Long Term Management and Maintenance of the drainage system.

i. Provide a management and maintenance plan ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC).

ii Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required.

iii. Clear plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner, PMC, sewers offered for adoption and that to be adopted by the Council Highways services.

- f) From commencement on site
- i. How temporary measures will be implemented to ensure no increase in flood risk from commencement on site including any clearance or demolition works. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

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

9 RES19 Ecology

Prior to occupation of the development hereby approved, further bat surveys and an ecological enhancement scheme based on the recommendations contained in the submitted Bat Survey Report Ref: 856431 dated October 2017, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings. These shall include bat boxes, Hedgehog dome and a range of plants to encourage and support wildlife. The development shall proceed in accordance with the approved scheme.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy EC5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.19.

10 RES20 Traffic Arrangements - submission of details

Notwithstanding the submitted plans, the approved development shall not be occupied until the traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities and means of surfacing) have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose for the lifetime of the development. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area. 1 (20%) of the parking spaces shall be served by active electric charging points and 1 (20%) of the parking spaces shall be served by passive electric charging points.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016)

11 RES25 No floodlighting

Notwithstanding the submitted plans, no floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include

location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties and to protect the ecological value of the area in accordance with policies BE13, OE1 and EC3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 NONSC Noise

Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed residential development from road traffic, air traffic and other noise has been submitted to and approved in writing by the Local Planning Authority. The scheme should ensure that internal LAeq,T and LAmax noise levels meet noise design criteria as per BS8233:2014. All works which form part of the scheme shall be fully implemented before the residential 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 residential development is not adversely affected by road traffic, air traffic and other noise in accordance with policy OE5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

13 NONSC Construction environmental management plan

Before the development hereby approved commences, a Construction Environmental Management Plan (CEMP) and a Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by, the Local Planning Authority (LPA). The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority (LPA). The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the LPA.

REASON

To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

14 NONSC Air Quality Condition

Prior to the commencement of development, a Low Emission Strategy, with an associated Air Quality Action Plan, demonstrating the management, control and significant reduction of NO2, PM10 and PM2.5 shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall identify all sources of emissions associated with the proposal and the measures and technology to reduce and manage them. In addition, the strategy shall quantify the reductions estimated for each measure. The action plan will aim to implement the strategy and will indicate how and when the measures will

be implemented and how their effectiveness is quantified. The measures shall include but not limited to:

Vehicular Traffic

- a) Setting targets for and incentivising the use of Euro V and Euro VI HGVs
- b) Setting targets for and incentivising the use of Euro 5 and Euro 6 non HGVs
- c) Installation of electric charging points
- d) Active promotion of cleaner vehicle technologies for all users of the development
- e) Active promotion of no idling

Technology

Use of low emission boilers that comply with the GLA Sustainable Design and Construction SPD.

Emissions

The action plan must include forecasts for the emissions associated with the development and set annual reduction targets.

Monitoring

The action plan must include details for monitoring the vehicular types and recording the percentage of Euro V/5 and Euro VI/6 vehicles as well as progress against the emission reduction targets.

Reporting

The action plan must include details for reporting the results of the monitoring to the Local Authority.

REASON

To ensure the development reduces and manages its air quality impacts in an area that currently exceeds minimum EU limit values for health and in line with Policy EM8 of the Local Plan and 7.14 of the London Plan.

15 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the '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). The approved measures shall be implemented before the development is occupied and thereafter retained.

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 (2016) Policies 7.1 and 7.3

16 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the houses hereby approved.

REASON

To prevent overlooking to adjoining properties and to ensure that the proposed development will preserve and enhance the visual amenities of the locality in accordance with policies BE13 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

17 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garages, sheds or other outbuildings, boundary fences or walls, nor extension or roof alteration to any dwellinghouses, nor boiler flues, satellite dishes or TV aerials shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE8, BE10, BE13, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

18 RES26 Contaminated Land

Before any part of the development is occupied, site derived soils and 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).

19 NONSC Non Standard Condition

The car parking facilities provided at the site shall be used by residents and visitors only. Prior to occupation of the development, a Parking Allocation Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the parking shall be for residential use of the residential units hereby approved and as agreed within the Parking Allocation Plan, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure availability and management of parking, in accordance with policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policies 6.3 and 6.13 of the London Plan (2016).

20 NONSC Non Standard Condition

Vehicular and pedestrian access shall be provided at all times to the English Heritage Trust car park.

REASON

To ensure availability and management of parking, in accordance with policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policies 6.3 and 6.13 of the London Plan (2016).

21 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

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 (July 2011) and national guidance.

- | | |
|------|--|
| AM1 | Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations |
| AM13 | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where |

	appropriate): -
	(i) Dial-a-ride and mobility bus services
	(ii) Shopmobility schemes
	(iii) Convenient parking spaces
	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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
BE1	Development within archaeological priority areas
BE10	Proposals detrimental to the setting of a listed building
BE11	Proposals for the demolition of statutory listed buildings
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
EC3	Potential effects of development on sites of nature conservation importance
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 6.13	(2016) Parking
LPP 6.5	(2016) Funding Crossrail and other strategically important transport infrastructure
LPP 7.14	(2016) Improving air quality
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.5	(2016) Public realm

LPP 7.8	(2016) Heritage assets and archaeology
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
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
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
NPPF	National Planning Policy Framework

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

5

b) The bin enclosures must be built to ensure there is at least 150 mm clearance in between the bulk bins and the walls of storage area. The size and shape of the bin enclosures must also allow good access to bins by residents, and if multiple bins are installed for the bins to be rotated in between collections. The dimensions of an 1,100 litre bulk bin are shown in the table below: -

Bin Size	Height	Depth	Width
1,100 litre Eurobin	1,370 mm	990 mm	1,260 mm

c) Arrangements should be made for the cleansing of the bin stores with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.

d) The material used for the floor should be 100 mm thick to withstand the weight of the bulk bins. Ideally the walls of the bin storage areas should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61.

e) The gate / door of the bin stores need to be made of metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The

door frame should be rebated into the opening. Please ensure the doorway should allow clearance of 150 mm either side of the bin when it is being moved for collection. The doors should open outwards from the chamber. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved in and out of the chamber.

f) If any of the bin chambers are internal then they should have appropriate passive ventilators to allow air flow and stop the build up of unpleasant odours. The ventilation needs to be fly-proofed.

g) If the chambers are inside the building they should have a light. The lighting should be a sealed bulked fitting (housings rated to IP65 in BS EN 60529:1992).

h) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

i) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

j) The roadway should be strong enough to withstand the load of a 26 tonne refuse collection vehicle. The point of collection would be from Cricketfield Road. I am assuming the intention is for the vehicle to reverse into the development.

General Points

The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

6 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

7 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

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 I17 Communal Amenity Space

Where it is possible to convey communal areas of landscaping to individual householders, the applicant is requested to conclude a clause in the contract of the sale of the properties reminding owners of their responsibilities to maintain landscaped areas in their ownership and drawing to their attention the fact that a condition has been imposed to this effect in this planning permission.

10 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans. For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

11 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

12 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 will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

13 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).

14 I24 **Works affecting the Public Highway - General**

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

15 I43 **Keeping Highways and Pavements free from mud etc**

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

16 I25A **The Party Wall etc. Act 1996**

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

17 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).

18 I32 **Trees in a Conservation Area**

As the application site is within a conservation area, not less than 6 weeks notice must be given to the Local Planning Authority of any intention to cut down, top, lop or uproot or otherwise damage or destroy any trees on the application site. Please contact the Trees & Landscape Officer, Residents Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

19 I47 **Damage to Verge - For Council Roads:**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

20 I49 **Secured by Design**

The Council has identified the specific security needs of the application site to be: CCTV and boundary treatments. You are advised to submit details to overcome the specified security needs in order to comply with condition 14 of this planning permission.

21 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. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Council's 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.

22 I6 **Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

23

In accordance with the provisions of the NPPF, the Local Planning Authority has actively engaged with the applicant both at the pre application and application stage of the planning process, in order to achieve an acceptable outcome. The Local Planning Authority has worked proactively with the applicants to secure a development that improves the economic, social and environmental conditions of the area. In assessing and determining the development proposal, the Local Planning Authority has applied the presumption in favour of sustainable development. Accordingly, the planning application has been recommended for approval.

24

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy, which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority.

In addition, the development hereby approved represents chargeable development under the Hillingdon Community Infrastructure Levy. Should you require further information please

refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738"

25

All tree work should be carried out in accordance with the recommendations of BS3998:2010 'Tree Work -Recommendations' in order not to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.

26

1. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

2. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

3. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

27

With regard to the archaeological condition 5, the written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice, in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

28

Cranes

Given the nature of the proposed development, it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome Heathrow Airport Ltd) before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-safeguarding.htm>)

3. CONSIDERATIONS

3.1 Site and Locality

The site lies in the Harmondsworth Village Conservation Area. The buildings, apart from the modern office block opposite the Great Barn, are considered as listed at Grade II, the Manor House being listed in its own right and the adjacent stable block being considered as curtilage listed. The Great Barn, while not part of the proposal area, lies within the overall original farm site and is Grade I listed, currently in the guardianship of Historic England. The history of the Granary Building (grain store) is unclear, although it is understood that it has been moved within the site. At present it is treated as curtilage listed.

Manor Lodge is a Grade II Listed, mid-19th Century, two-storey villa of yellow stock brick, with a hipped slate roof. It retains its garden setting with some mature trees around the edges of the site. The building was converted from use as a dwelling to offices in 1987. Planning permission was subsequently granted for its conversion to a residential care

home in 2008. Whilst it is understood that conversion work took place, the care home never came into use. Most recently it has been used as a HMO.

The application site is bounded to the east by the Grade II* St Mary's Church, its associated graveyard and the Grade II Listed Five Bells Public House. The listed church yard wall encloses the Harmondsworth Manor Farm site on its eastern boundary. To the south are residential properties in Blondell Close and open fields; and to the west by open fields.

The site also lies in a Archaeological Priority Area and within the proposed Heathrow Archaeological Priority Zone. There are surface flooding issues within the central area of the site. The entire application site falls within the Harmondsworth Village Conservation Area as designated in the Hillingdon Local Plan. The northern part of the application site falls within the Green Belt. The application site sits immediately adjacent to the north of the Heathrow Northwest Runway Scheme boundary map, as identified within Annex A of the Airports National Policy Statement (June 2018).

3.2 Proposed Scheme

Planning permission is sought for alterations and conversion of the Manor Lodge into 2 No. 4-bedroom houses; conversion of the Stable Building into 6 No. 1-bedroom flats and 2 No. 2-bedroom cottages; conversion of the Office Barn into 1 No. studio flat, 1 No. 1- bedroom flat, 2 No. 2-bedroom houses and 1 No. 3-bedroom house; retention of the Granary Building and conversion to garden store; upgrade of boundary treatments; reinstatement of yard pond, together with associated parking and landscaping.

As part of this proposal, the site has been divided into 3 areas:

. Manor Lodge Site (former Manor Farm House)

The subdivision of the listed former farm house into two units comprising 2 x 4 bedroom apartments with basement accommodation. This part of the site does not fall within, but is adjacent to the Green Belt. The site does however fall within the Harmondsworth Village Conservation Area and is a statutory Grade 2 Listed Building.

The subdivision would result in the front (easternmost) part of the building being one residential unit, (Unit 1), and the rear (westernmost) part of the building, containing the original tower and 20th century extensions, being the second, (Unit 2). Unit 1 incorporates the historic basement and this part of the building, containing a high degree of historic fabric, will be carefully preserved with existing historic floor finishes and doors retained and refurbished. A modest two storey replacement extension to Unit 2 is also proposed. This will replace the existing single storey extension and is attached predominantly to late 20th century extensions of the building.

. The Stable Block

Proposals entail the conversion of the building into eight residential units in the form of six 1 bed flats, and two 2 bed houses. External alterations proposed are limited to the addition of new windows and doors.

. Office Barn

Proposals entail the conversion of the building to form five residential units comprising one

studio flat, one 1 bedroom flat, two 2 bedroom houses and one 3 bedroom house. External alterations to the structure are limited and involve the addition of a small number of windows and doors and, to elevation 3, the replacement of existing windows with sliding doors providing external access to the units. These changes are necessary to facilitate the building's conversion

. General

A key part of the proposals are the landscaping works to the site. Broadly this involves the reconfiguration of parking arrangements, provision of new hardstanding and the reinstatement of a pond. New hardstanding is proposed in the form of a gravel bonded surface, and permeable paving. Parking reconfiguration seeks to remove parking from the central yard area, i.e. around the granary and grade I listed barn and to reinstate more organised parking arrangements away from the listed buildings along with suitable hard surfaces. The existing parking area to the east and north of the Office Barn will be converted to garden areas.

3.3 Relevant Planning History

Comment on Relevant Planning History

25525/APP/2016/1091

Planning permission granted on 21 September 2016 for the change of use Manor Lodge, which forms a part of the wider Manor Court complex in Harmondsworth, to a house in multiple occupation (HMO) to include the retention of 10 bedsits with seven parking spaces for a temporary period of three years. The applicant advised that temporary permission was sought for a period of three years only, whilst longer-term proposals relating to the use of the whole Manor Court site are progressed.

70075/APP/2018/312

Change of use of an existing two storey building (The Stable Block) from offices (Use Class B1) to a college for further education (Use Class D1), including internal alterations and the installation of secure fencing and gates (Listed Building Consent)

Refused for the following reason:

1. The applicant has failed to demonstrate that the proposed alterations to the existing listed building would not be detrimental to its character and appearance.

70075/APP/2018/69

Change of use of an existing two storey building from offices (Class B1) to a college of further education (Class D1) including internal alterations and the installation of secure fencing and gates

Refused for the following reasons:

1. The proposed development, by reason of the associated infrastructure (fencing, cycle storage, etc) would be detrimental to the setting of the existing and adjoining listed buildings.

2. The development would result in inadequate provision of car parking to deal with the demands of the proposed development, which are unlikely to be addressed by public transport capacity and would be likely to cause on-street parking, to the detriment of highway and pedestrian safety.

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
PT1.CI1	(2012) Community Infrastructure Provision
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM11	(2012) Sustainable Waste Management
PT1.EM6	(2012) Flood Risk Management
PT1.H1	(2012) Housing Growth
PT1.H2	(2012) Affordable Housing
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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
BE1	Development within archaeological priority areas
BE10	Proposals detrimental to the setting of a listed building
BE11	Proposals for the demolition of statutory listed buildings
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
EC3	Potential effects of development on sites of nature conservation importance
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
LPP 5.1	(2016) Climate Change Mitigation
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LPP 7.2	(2016) An inclusive environment
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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
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th December 2017**

5.2 Site Notice Expiry Date:- Not applicable

21st November 2017

6. Consultations

External Consultees

The application has been advertised under Article 15 of the Town and Country Planning General Development Management Order 2015 as a Major Development. 26 adjoining owner/occupiers have been consulted and site notices were also posted. The application has been advertised as a development that affects the character and appearance of the Harmondsworth Conservation Area and the setting of surrounding listed buildings,

3 responses have been received to the neighbour consultation, the contents of which are summarised below.

- > This site is unsuitable for housing.
- > The grade 1 listed barn needs to be protected.
- >The stables and the office block need to be used as community buildings for the residents.
- >This is clearly an over development and misuse of local historically important / graded area
- >The increase in traffic it would cause is unacceptable.
- >HMO residents owning a vehicle are advised that they are NOT allowed to park within the boundary of the complex which then means they park their vehicles directly outside
 - > When the new owners took over this complex, they ripped out the Scout Garden and filled in the pond
 - >The small parking area in the complex is already used by the owners as a car park including pick ups and drops off on a daily basis causing further traffic congestion and danger.
 - > With Heathrow expansion looming I feel this is more a money making exercise than an a project that will benefit the local residents
 - > Concern over wildlife in The Great Barn

In addition a petition bearing 50 signatures has been received objecting to the proposals.

One letter of support has been received making the following comments:

I think this development would be an asset to the village providing the houses/flats for owner occupiers and some under the help to buy scheme.

THE ENGLISH HERITAGE TRUST

The English Heritage Trust manages the Harmondsworth Great Barn, which is the Grade I listed monument immediately adjacent to the proposed development and owned by the Historic Buildings and Monuments Commission for England (the Commission). The English Heritage Trust wishes object to the application on the following grounds:

1. The landscape drawing LP/MCHSH/030B shows the open area to the east of the Barn - termed the Farmyard - being divided in two, along the ownership boundary. The drawings suggests that a 1.2m high post and rail fence will be erected along this boundary, nine trees are to be planted, and six "grasscrete" car parking spaces are to be provided at the southern end. We believe that this treatment - particularly the planting of trees along the boundary - will break up the open nature of the Farmyard area, which is preserved in form by the current building layout, and thereby harm the setting of the Barn.

(Officer note: This element has been deleted from the scheme).

2. The proposed landscaping treatment shown in drawing LP/MCHSH/030B is also unworkable. The Commission has a right of way with or without vehicles over the land between the Barn and the office building that is shown as being separated with a permanent boundary of post and rail fence and tree planting and on which a number of parking spaces are proposed.

(Officer note: This element has been deleted from the scheme).

3. The car parking spaces at the southern end of the Farmyard appear to be unworkable because there is insufficient space to manoeuvre a vehicle within the application area on land owned by the applicant.

(Officer note: These car parking spaces have been deleted from the scheme).

4. The proposal does not address how access to the Commission's car parking to the west of the Barn is to be managed. We consider it very likely that residents of and visitors to the proposed scheme will park in this area, thereby significantly impeding the proper management and use of a monument that is regularly opened to the public.

(Officer note: The proposals do not impede access to the Trust's car parking area).

5. It is unclear how a resident at the proposed unit No.15 is meant to access the property as the footpath stops short of the proposed entrance to that unit. Extension of the footpath is not possible as some of the land required is in the Commission's ownership.

(Officer note: The footpath is within the applicant's ownership).

6. Aspects of the conversion of the office building with potential to affect adversely the setting of the Barn have not been addressed in sufficient detail in our view. For example there are no details on how the residential units are going to be serviced in terms of the location of boiler flues, TV aerials/satellite dishes etc; there is no lighting scheme included; and there appears to be very little provision for refuse and recycling bins, which could lead to a profusion of wheelie bins in front of the Barn.

(Officer note: Permitted development rights will be removed. Refuse storage is sited away from the Great Barn in dedicated refuse stores and other matters such as lighting will be controlled by suitable planning conditions).

HARMONSWORTH AND SIPSION RESIDENTS ASSOCIATION

HASRA has been contacted by several Harmondsworth Residents who are opposed to the development of Manor Court for residential properties. The reasons cited for their opposition is as follows:

1. Anticipation that properties will be built to provide a business opportunity for landlords rather than family homes
2. The proximity to The Great Barn and Norman Church (with bell tower) will have an impact on the daily lives of those living on site due to the number of visitors/tourist who regularly come to the area to view such unique buildings.
3. The Heathrow Villages are already flooded with rental properties which have become unofficial homes of multiple occupancy.
4. The re-introduction of the pond seems somewhat bizarre to a small area where it is proposed children will play.
5. The Heathrow villages would struggle to support more residents in regards to the support services needed for residents.
6. Concerns over access to the site because question of ownership

7. Many residents feel it's time to provide the community with facilities
8. More homes will mean more road traffic on the already busy high street and would place added pressure on the limited parking available

HARMONDSWORTH CONSERVATION AREA ADVISORY PANEL

We welcome the owner's attempt to find a beneficial use for the buildings on this site as all but the farmhouse have been empty and potentially falling into disrepair for several years. However, it is essential that any future use should be in sympathy with the listed buildings and their setting, and enhance their appearance and surroundings rather than cause detriment either to them or the wider Conservation Area in which the site is located. The lack of major alterations to the external appearance of the buildings is a positive feature of this application though we consider some of the proposed changes to their surroundings problematic.

The appropriateness of using the buildings, especially the Stables and the Office Barn, for residential purposes needs careful consideration. We have identified a number of issues below, many of which relate to the relationship of the proposed development to the Grade I Great Barn which until relatively recently was an integral part of Manor Court.

We are aware that some local residents believe that community-centred uses (eg, visitor centre and cafe, local history museum, medical centre, hospice) might be preferable but realise that it is for the owner to decide what uses would be practicable. If the buildings are put into residential use as described in this planning application then we have concerns about the following:

(i) The overall site plan and the landscape plan show different arrangements, most noticeably in the Farmyard. The latter shows a proposed fence and trees dividing the Farmyard area along the boundary between the land in front of the Office Barn and that owned by English Heritage to the east of the Great Barn. We believe these and the Acer at the south end of this area would be detrimental to the open nature of this space which reflects the historic use of the area and is one of the defining features of the Great Barn's setting that was carefully preserved when the Office Barn was built in the 1980s.

We are also concerned at the grasscrete area shown in the south-east corner of the farmyard as this would encourage car parking which would be inappropriate here. It is not clear how the cars would access the area without driving over the land belonging to the Great Barn. A further difference between the plans is in defining the area of private rear garden that belongs to the studio flat in the Office Barn; it either may or may not include the area immediately north of the Great Barn. If this land is not in private ownership it is not clear how it would be accessed or maintained.

(ii) More information about the long term management and maintenance of the site is needed. If residents were tenants rather than owner-occupiers they may not show the necessary level of respect for the properties, their gardens and the communal grounds. We are also concerned about the supervision and maintenance of any re-instated "farmyard pond" as although it is visually desirable, the residents of the houses and flats are likely to include young children and a pond could pose a risk to their health and safety. A poorly maintained pond could also become an eyesore.

(iii) To retain the historic rural setting of the Great Barn we need assurances that the external appearance of the other buildings will remain largely unaltered and that a proliferation of TV aerials, satellite dishes, washing lines, garden sheds etc will not be permitted. If permission is granted, we would welcome a condition restricting future extensions and alterations to the newly-created dwellings; the deep roof over the north wing of the Office Barn could be a prime target for future expansion.

(iv) Children playing unsupervised near the Barn could result in damage to its external fabric.

(v) The assessments of noise and air pollution included in the application refer to the present situation. There is no assessment of the likely increase in noise levels and pollution that would be caused by the proximity of the site to the proposed third runway at Heathrow, were that to go ahead.

(vi) Access to the proposed dwellings in the Office Barn may be problematic as the only paved route to the more northern properties is via the narrow cloister walkway which passes directly in front of the living room windows of the other properties. The front doors of the one-bed flat open outwards and could easily hit someone walking to the studio flat.

(vii) At the moment the Friends of the Great Barn have access to water and a toilet in the Office Barn building (though these facilities are not used by members of the public visiting the Barn). These facilities were specifically provided when permission was granted for the construction of the Office Barn in the 1980s so that the Great Barn could be used independently. We are therefore concerned that this provision under the 1980's planning permission does not appear to be continuing.

(viii) Access to the Manor Court site is currently restricted by a locked gate. It is not clear in the proposals if this is to be retained. It is also not clear how parking on the site is to be controlled, particularly in order to prevent "overflow" parking in the area to the west of the Great Barn which belongs to English Heritage and is designated for its visitors' parking.

(ix) The property owned by the applicant does not extend to a public highway as access to the site relies on a short stretch of road between the Five Bells public house and the Church whose ownership is disputed. It would be good to see this issue agreed before the Manor Court site's ownership is further fragmented.

(x) It is proposed to use the Granary as a garden store, though presumably only for the communal parts of the property. Although not itself a listed building, it still benefits from its original internal partitions which we hope will not be removed as part of its change of use. If alterations are planned, a full record of the building should be made beforehand. We hope planning permission for this scheme will not be granted until the issues we have identified have been addressed.

HISTORIC ENGLAND

We do not wish to comment in detail, but offer the following general observations.

Historic England Advice

Regarding the physical works to the listed and curtilage listed buildings contained within this and the associated application for Listed Building Consent it is our view that we do not have a statutory remit to provide a consultation response.

However, insofar as the works may impact on the setting of the Grade I listed Harmondsworth Barn and the Grade II* listed church of St Mary, Historic England can provide some comment.

To that end we would advise you in assessing this application to consider the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires Local Planning Authorities to pay special regard to the preservation of the setting of listed buildings, and to pay special attention to the desirability of sustaining and enhancing the character and appearance of conservation areas (Sections 66 and 72).

We would also draw your attention to paragraphs 132, 134 and 137 of the National Planning Policy Framework which clarify that harm can be caused to the significance of designated heritage assets through impacts on their setting; that any such harm has to be clearly and convincingly justified and outweighed by the delivery of public benefits; and that Local Planning Authorities should seek opportunities for new development in conservation areas or in the setting of heritage assets to better reveal or enhance their significance. Finally, given the extraordinary significance of the Grade

I listed Harmondsworth Barn we would urge you to ensure that the development will not jeopardise access arrangements or rights of access for the general public to the barn itself.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice.

THE GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS)

Recommend Archaeological Condition(s)

The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified for the Local Plan: Harmondsworth; Heathrow Area. Manor Farm dates to at least the early 15th century with the Great Barn being the only surviving element, although there is a potential for below ground remains of Manor Farm to survive. Additionally, the site lies in an area where highly significant archaeological remains, dating from the prehistoric through to the medieval periods have been recorded.

Overall the scale of the archaeological impact will be minimal; arising from landscaping, the small extension to Manor Court and any new services. The applicant should be encouraged to minimise the level of ground reduction within the development and where possible ground raising would be preferable to ground reduction. That being said, the archaeological impact could be sufficiently mitigated through the implementation of an archaeological watching brief during all works that would have a below ground impact.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition as

Condition

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Informative

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge

under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

I envisage that the archaeological fieldwork would comprise the following:

Watching Brief

A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

Please note that this response relates solely to archaeological considerations. If necessary, Historic England's Development Management or Historic Places teams should be consulted separately regarding statutory matters. Further information on archaeology and planning in Greater London including Archaeological Priority Areas is available on the Historic England website.

METROPOLITAN POLICE DESIGNING OUT CRIME GROUP (DOCG) North West Team

I have met the applicant and conducted a site visit. This site must be locked and secured. Owing to its remote location, the lack of appropriate lighting owing to ecological reasons and the importance of the Barn. I have provided the applicant a letter with police recommendations, which if followed the site will achieve Secure By Design accreditation, which I request as a planning condition.

Internal Consultees

URBAN DESIGN AND CONSERVATION OFFICER

BACKGROUND: Manor Court is an early Victorian farmhouse built in the Italianate villa style on the site of the former manor house of Harmondsworth. It is constructed of yellow bricks under a slate roof with a symmetrical main facade and large porch. To the rear is a three storey nineteenth century tower with twentieth century extensions dating from 2007, one two storey, one single storey. The building is listed grade II and forms part of the setting and history of the grade I listed Harmondsworth barn for which it was the farmhouse and the grade II* listed St Mary's Church to the east of the site. The barn does not form part of the present applications site but is separately owned by Historic England. Between the two buildings is a Victorian stable building which is curtilage listed. Forming the north and east sides of the farmyard is a modern office building. To the south of this is a nineteenth century granary that was moved from elsewhere within the site in 1988 and should also be considered as curtilage listed. There are also curtilage listed walls dating from the nineteenth century. The group of buildings forms a significant historical grouping of farm buildings and are key to the setting of the grade I listed barn.

The site lies within the Archaeological Priority Area and within the proposed Heathrow Archaeological Priority Zone.

The current proposal is to develop the various buildings for residential use and received pre-application advice. The current proposal reduces the sixteen units of the pre-app to fifteen units, deleting the proposed new dwelling on the basis of the in-principle objection of the conservation officer. Manor Court will be subdivided into two four bedroom houses with separate gardens. The Stable building will have six units in the modern section and two cottages along the front. The office barn will be converted into five dwellings. The whole site will be landscaped and will include the reinstatement of a former pond and the retention of the Granary building.

Initial Conservation comments were submitted in February 2018. These have recently been followed up by revisions to the scheme to address outstanding issues.

COMMENTS:

The comments below relate to the follow up from the original observations with further comments regarding the updated plans.

Manor Court

Inclusion of a pitched roof over flat roofed three storey addition to the rear of Manor Court was initially requested. However, this amendment was found to be potentially structurally challenging and visually confusing and the applicants have now been requested to retain as existing flat roof.

Notes have been added that existing cameras will be replaced and service and cabling removed. Plastic pipe work and snorkel boiler flues will be removed and replaced with more discreet flues and that the obscure glazing will be traditional etched glass.

The door to the living room of unit 2 has been retained in situ. A note has been added that the infill panels between the two units will be recessed in order to allow the division to be understood.

The plans have been amended to state that the existing wall next to Manor Court will be retained where possible and repaired where required.

Stables

Although a further set of plans have been produced in line with the conservation officer's comments, there were some outstanding issues that still needed to be addressed. The front elevation has been amended to show a stable door with a glazed top half and the note referring to structural glazing removed.

Additional information has been provided on the nature of the infill wall and staircase on the ground floor of unit 9. These are modern blockwork walls and a modern staircase. Their removal is therefore acceptable.

It is now proposed that the existing brickwork wall to the side of Unit 10 directly opposite the end of the grade 1 listed barn will be raised to 1.8 metres to form a boundary to the garden. This is acceptable, providing the bricks are conditioned.

Following my own comments that the existing hedging between the car parking area of the stables and that of the listed barn was rather sparse and might not provide sufficient screening, the applicants have undertaken to add additional planting. This has been noted on the plans.

One proposed window on the front elevation (elevation 4) of the stables has been deleted and the other aligned above a door. Previously the two windows had a cluttered and ill thought out quality.

Office Barn

The grasscrete has been removed from the landscaping plans and block plans.

The applicants have requested that Historic England's requirement on the location of boiler flues and TV aerials on the office barn should be conditioned as they wish to explore the option of electric heating.

Following a recent site visit, it is clear that some sort of boundary needs to be retained between the car parking for the Office barn and the farmyard of the listed barn. The applicants have proposed retaining the existing wall and the plans amended accordingly.

General

Management plan and future maintenance plan still to be agreed.

The applicants will not be proposing any major lighting scheme beyond modest low level amenity lighting on the buildings and near key pathways due to issues with ecology (bats). This also might be conditioned. From a conservation angle, the lighting should be low key and modest in scope in order to preserve the setting and character of the historic buildings.

The applicants have confirmed that they are not proposing any works to the granary as it is in good condition.

RECOMMENDATION: Approval with conditions

Conditions

Pre-commencement

- Details and samples of all new external materials, including brickwork, bonding, pointing style, mortar mix, roofing materials, rainwater goods
- Detailed drawings including profiles of all new windows, external doors including information on materials, glazing and finishes.
- Detailed drawing including profile of the door canopy to the rear of Manor Court including materials and finish

Details of external pipe work, flues and vents

- Details of new joinery, including internal doors, architraves, skirting and staircase details
- Details of fire and sound proofing works/upgrading
- Details of method of repair of brick garden wall at Manor Court required including new brickwork where relevant, pointing style and mortar mix.
- Details of new boiler flues and vents
- Details of brickwork for boundary wall at unit 10
- Full details of boundary treatments including product details with materials and finish
- Details of the means of surfacing and marking out the car parking spaces
- Details of lighting plan
- Details of location of boiler flues and TV aerials on the Office Barn
- Recording up to Historic England level 4 prior to works taking place on site

General (for LBC)

- Obscure glazing shall use traditional etched glass in order to preserve the character of the listed building.
 - Rainwater goods should be constructed in cast iron in order to preserve the character of the listed buildings.
 - The basement of Manor Court shall not be waterproofed or tanked in anyway in order to preserve the special architectural and historic interest of the listed building
 - The existing wall between the farmyard and parking area is to be retained in order to preserve the setting of the listed barn, Harmondsworth Barn..
 - No further additions to Manor Court to preserve the character and special interest of the listed building.
- Management Plan and future maintenance plans to be agreed

TREE AND LANDSCAPE OFFICER

This site is occupied by a complex of buildings, courtyards, car parks and amenity space to the west of St Mary's Church. The site is dominated by historic listed building including Harmondsworth Barn, Manor Lodge, the Stables and a granary. The site was developed in the 1990's to provide office buildings and external works which were carefully designed around the farmyard court to complement the setting of the historic buildings and minimise the visual impact of the new buildings on the old. The area is covered by TPO 30 which includes a number of trees (T43, T44 and G2) within the garden of Manor Lodge. The site also lies within the Harmondsworth Village Conservation Area and designated Green Belt.

COMMENT: No trees will be affected by the proposed change of use. The D&AS sets out the objectives for the landscape design prepared by DCCLA. One of the aims is to avoid 'any formal landscaping in the courtyard, due to the impact that might have on the historic character of the courtyard. However, the courtyard in front of the Tithe Barn was designed to be informal and uncluttered with informal perimeters edge with wildflower meadows. The central gravelled area in front of the Tithe Barn is a discretely reinforced fire path and should not be blocked or compromised. The trees and grass with parking opposite the front of the Tithe Barn will have an urbanising effect on the setting of the listed barn. This area was originally to be seeded and managed as a wildflower meadow. Otherwise, there is no stated design strategy for the site.

The development of the site and conversion of office accommodation to residential will be accompanied by the need for car parking, private / communal amenity space, and the incorporation of space and site furniture to meet the functional requirements of security, lighting, bin and bike storage. All of these requirements will need sensitive siting and detailing to ensure that they do not detract from the setting of the historic buildings.

RECOMMENDATION: While there is no objection to the change of use needed to re-vitalise the site, the aesthetic integrity of the site must be respected. A robust landscape design strategy /statement is required to explain and support the site masterplan and design rationale. Once this has been agreed landscape conditions should include RE8, RES9 (parts 1,2,4,5 and 6) and RES10.

(Officer Note: A Landscape Strategy has been submitted and amendments to the landscape scheme have been undertaken to address areas of concern).

ACCESS OFFICER

I have considered the detail of this planning application and have no comments to make at this time.

WASTE MANAGER

Space is allocated for waste storage which is good practice. The use of 5 x 1,100 litre wheeled bins shown would be sufficient for the waste and recycling produced. Arrangements should be made for the cleansing of the bin stores with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points. The material used for the floor should be 100 mm thick to withstand the weight of the bulk bins. Ideally the walls of the bin storage areas should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61. I would recommend just a single gate / door of the bin stores; instead of the multiple door double gates shown. This needs need to be made of metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. Again the doorway should allow clearance of 150 mm either side of the bin when it is being moved for collection. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved

in and out of the chamber. The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard). The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle. I have a concern over the smooth resin surface. This would only be suitable if the surface were akin to concrete or laid paving slabs. The access roads must be made strong enough to withstand the load of a 26 tonne refuse collection vehicle.

HIGHWAY ENGINEER

This application is for the alteration and conversion of existing buildings on Manor Lodge site at High Street Harmondsworth. These listed buildings are part of a wider complex of listed buildings in the area. The existing buildings in this application have been used as an office (903 sq.m) but it does have approval as a care home but that use has not been implemented. Access to the site is from Moor Lane/High Street which is a narrow distributor road through the area. The site has a PTAL value of 1b (poor) so there will be a very strong reliance on private cars for trip making at this site.

A Transport Statement by Milestone has been provided in support of the application. The application involves the creation of 6x1b+6x2b+3x3/4b units on the site along with 28 car parking spaces and as many as 17 cycle parking spaces along with refuse/recycling bin stores. This level of car parking is in keeping with the Council's car parking policy. The TS suggests that the traffic generation at the site will be less than existing with proposed use in place.

There has been some comments received by English Heritage Trust relating to access rights over the site and if those rights are applicable then the layout of the proposed scheme would need amendment. There a number of parking spaces which are planned to have grasscrete surfacing which is not ideal for permanent resident parking. These same spaces also seem to have access issues.

Additional comments 2/5/19

The two identified aspects that required remedy/attention were related to:-

- A) The use of 'grasscrete' for residential parking purposes and
- B) The assurance of unfettered access to and from Harmondsworth Barn.

With regard to point A, the applicant has removed the proposed 'grasscrete' spaces which were presumably provided as an overspill parking provision. The scenario is now considered acceptable and remedies the original concern raised.

In terms of point B, the site envelope takes access from the High Street with a transition from an adopted public highway to a private access way which commences and runs adjacent from the Five Bells public house due west. The applicant has reaffirmed that the existing arrangements of access to the Grade 1 listed barn will be shared with the development proposal and maintained in perpetuity. The plan layout as presented within the submission confirms this statement hence the arrangement is considered non-prejudicial to the functioning and convenience of Harmondsworth Barn.

Construction Logistics Plan (CLP)

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

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not exacerbate congestion or parking stress, subject to appropriate planning conditions, 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).

ENVIRONMENTAL PROTECTION UNIT

I have read through the submitted documents and I have no objections to the proposal. The following condition should be attached to ensure that acceptable noise levels are achieved indoors and a reasonable degree of peaceful enjoyment of gardens and amenity areas.

Condition ; The noise level in rooms at the development hereby approved shall meet the internal noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic and other noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan.

INFORMATIVES: Standard informative for Demolition and Construction:

FLOOD AND DRAINAGE OFFICER

Concept and Outline plans are accepted. All information requested and queries raised have been appropriately addressed and accepted by the Lead Local Flood Authority (LLFA).

Lanmore to now supply full Detailed Design for the surface water drainage and SuDS on site, including any construction phasing plans, for final approval by LLFA.

The plans have evolved in a positive fashion since the first iterations received and those from Taylor and Boyd. However, it is recommended that development should not commence or any associated drainage/flooding conditions be approved until the Lead Local Flood Authority (LLFA) has agreed the final drainage strategy for the site.

30.10.18

The Drainage proposals discount rainwater harvesting across the site however there is considerable landscaping which would benefit from the provision of water butts, which will be considered favourably. It is recognised that the buildings as listed may preclude the provision of green roofs. The site is shown to be suitable for infiltration and tests have been undertaken to demonstrate this. However there is considerable existing hard standing and it is not clear where and what the existing soakaways are located and will serve and how the main access will be drained, as it is not clear from the drawings if this surfacing is to be replaced. Grasscrete is proposed in one small area, which if used very infrequently could appear aesthetically appropriate. However if this area is to be used more frequently the grass is likely to die out and will not enhance the area.

(Officer Note: Grasscrete has been deleted from the scheme. Detailed drainage proposals are secured by condition.)

S106 AND VIABILITY OFFICER

The application scheme proposes to redevelop the site to provide 15 residential units, comprising 8 flats and 7 houses. The applicant's agent submitted its Financial Viability Appraisal (FVA) report in 2018.

The agent proposed a 100% private scheme based on the outputs from their appraisal. According to their assumptions, and benchmarking against their opinion of the site's benchmark land value, the scheme results in a profit margin of 14.3%, which they indicate is below the range typically required on London schemes.

The Council appointed third party FVA assessor to review the submitted FVA. The assessor reviewed the FVA and considered a number of the inputs to be overstated and made adjustments to: Benchmark Land Value (specifically the landowner's premium being applied), construction costs and developer's profit.

Based on the FVA Review analysis, the assessor arrived at a project surplus of £106,000 above Benchmark Land Value, based on a target profit margin of 17.5% on value which the assessor believed to be reasonable for a scheme of this nature. The assessor is of the opinion that a payment in lieu of affordable housing could be offered. Their modelling indicates that a payment of £106,000 could be supported.

Conclusions

Planning consent should be subject to S106 agreement including Heads of Terms:-

- financial contribution of £106,000 in lieu of affordable housing provision
- affordable housing review mechanism; and
- all other relevant heads of terms contributions

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site comprises a Grade II Listed and curtilage buildings. Furthermore, it falls within a Conservation Area and partly within the Green Belt. Accordingly, in considering the principle of the development, due consideration must be given to these land use designations, in addition to the acceptability of the loss of the existing authorised use.

Manor Court

Current local, London Plan and national planning policies seek to preserve and protect heritage assets, including Listed Buildings and Conservation Areas. However, they are not prescriptive over the types of use appropriate for such designations.

Notably, Local Plan: Part 2 Policy BE12 confirms that whilst listed buildings should preferably remain in their historic use, an alternative use will be permitted if it is appropriate to secure the renovation and subsequent preservation of the building.

With regard to the loss of the previous B1 office use, the principle of this has already been established via the 2008 consent (ref: 27256/APP/2007/2127) for conversion of the property into a residential care home and subsequently to a HMO (ref:25525/APP/2016/1091), albeit the latter on a temporary basis. It is not considered that there has been any significant change in policy since the time of those consents which would mean the loss of B1 use is no longer acceptable.

With regard to the loss of the care home and HMO uses, it must be noted that current planning policies seek to encourage a wide mix of residential uses to meet housing needs. Accordingly, this would not in itself preclude the change of use of the Manor Lodge to an alternative residential use. Furthermore, Local Plan Part 2 Policy H8 generally seeks to support the change of use of non-residential uses to residential use, providing other Local Plan objectives can be met.

The subdivision of the house into two units, although not ideal, is supported, as the associated internal and external changes do not adversely effect the layout or appearance of the building, and retain historic features and fabric. The acceptability of this proposed change of use has also been considered in terms of, and balanced against the benefits of securing the long term future of the site.

Stables and Office Barn

The site is not a designated Industrial or Business Area in the adopted UDP or the Hillingdon Local Plan: Part 1- Strategic Policies, Employment and Land Map. Saved Local Plan Part 2 Policy LE4 relates to the loss of employment land outside identified Industrial and Business Areas. Briefly, Policy LE4 protects such uses unless:

1. The existing use seriously affects amenity, through disturbance to neighbours, visual intrusion, or an adverse impact on the character of the area;
2. The site is unsuitable for industrial or similar redevelopment due to its size, shape, location or lack of vehicular access;
3. There is no realistic prospect of the land being used for industrial, warehousing or employment generating land uses in the future;
4. The proposed use is in accordance with the Council's regeneration policies.

The Local Plan lists individual strategic policies including Policy E1 relating to Managing the Supply of Employment Land and states the Council will accommodate growth by protecting Strategic Industrial Locations and the designation of Locally Significant Industrial Sites (LSIS) and Locally Significant Employment Locations (LSEL), including the designation of 13.63 hectares of new employment land. The site does not fall within a LSIS or LSEL.

Any proposals for redevelopment of the site for employment generating uses in the future would be assessed against impact on amenity. It is considered that residential use of the site would be compatible with the residential properties directly adjacent to the site

It is acknowledged that the existing office buildings have been vacant for some time, with efforts made to let them for office purposes but without success. In view of this, there is considered to be no objection in principle to their conversion to residential use, in terms of Policy LE4 (3).

Green Belt

The Stables and Office Barn are located within the Green Belt. The NPPF states that that re-use of buildings in the Green Belt, provided that the buildings are of permanent and substantial construction, is not inappropriate development within the Green Belt.

Given that both buildings are of solid construction, they are considered appropriate for reuse. Therefore in terms of national Green Belt policy, the conversion of these elements of the scheme to residential development in the form of residential units is acceptable in principle.

Local Plan: Part 2 Policy OL4 allows minor alterations to buildings within the Green Belt providing the development would not significantly impact on the visual amenities or the openness of the Green Belt. This general principle is reiterated in NPPF. Only minor alterations are proposed to the building and external landscape and accordingly, the development is considered to comply with the relevant policies in this instance.

In terms of usage, the Stables and Office Barn were last used as offices and as such was inappropriate development in the Green Belt. Comparing the impact on the Green Belt of the existing authorised use with the proposed conversion for residential purposes, the impact in terms of activity is considered to be comparable. Therefore, as the proposed use does not have a materially greater impact in terms of its use than the former use on the openness of the Green Belt, the proposed conversion is considered to be in accordance with Saved UDP Policy OL1.

Proposed Residential Use

The National Planning Policy Framework (NPPF) seeks to significantly boost the supply of housing and as such, the supply of housing is considered to be a public benefit. The NPPF supports the delivery of a wide choice of high quality homes, widening opportunities for home ownership and the creation of sustainable, inclusive and mixed communities. London Plan Policy 3.3 recognises the need for more homes in London in order to promote opportunity and provide a real choice for all Londoners.

For Hillingdon, the London Plan sets a housing delivery target of a minimum of 5,593 new homes between 2015 and 2025 (559 per annum). Local Plan Policy H1 seeks to maximise the supply of additional housing in the borough and states the Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies. Policy at local, regional and national levels therefore acknowledges the need to provide new homes. It is considered that the nature and deliverability of the proposed development would contribute positively and actively to meeting the overall housing requirement for Hillingdon over the Local Plan period.

Policy H8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) is relevant to the current proposal in that it states that a change of use from non residential to residential will only be permitted if;

- (i) a satisfactory residential environment can be achieved;
- (ii) the existing use is unlikely to meet demand for such
- (iii) the proposal is consistent with the other objectives of the plan.

It is acknowledged that the existing office buildings have been vacant for some time, with efforts made to let them for office purposes but without success. In view of this, there is considered to be no objection in principle to their conversion to residential use, in terms of Policy H8 (ii).

As set out elsewhere in this report, it is also considered that a satisfactory residential environment could potentially be created for all of the future occupiers. The scheme is therefore considered to accord with criteria (i). Provided the proposed scheme is not considered to be contrary to Green Belt and Heritage policies as a result of the conversions, the scheme would accord with criteria (iii) of this policy and no objection would be raised to the redevelopment of the stables and office barn for residential use.

On the basis of the above and notwithstanding the Listed Building, Conservation Area and Green Belt designations applicable to this part of the site, the proposal is considered to comply with relevant planning policy, such that no objections are raised to the principle of the development, subject to site specific criteria being met.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks for new developments to achieve the maximum possible density which is compatible with the local context. Table 3.2 establishes a density

matrix to establish a strategic framework for appropriate densities at different locations.

Site densities are of only limited value when considering the suitability of housing schemes of this scale. The London Plan (2016) advises that an appropriate residential density for the site would range from 150 -200 habitable rooms per hectare (hr/ha) and 50 -75 units per hectare (u/ha) for units with a typical size of 2.7 - 3.0 habitable rooms per unit (hr/u).

The development would result in a density of 19 units per hectare, which would be below the range of acceptability for a site at this location. Whilst the proposed density in terms of units per hectare is below that set out in the London Plan, the location of the scheme in the Green Belt and / or within the curtilage of a listed building would result in higher density development being inappropriate. No objections are therefore raised to the low density of the proposed development in this case. Therefore, in terms of density, the proposal would be considered acceptable and would secure the optimum potential of the site, in accordance with policy 3.4 of the London Plan (2016).

UNIT MIX

Policy 3.8 'Housing Choice' of the London Plan (2016) encourages a full range of housing choice and policies H4 and H5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) seek to ensure a practicable mix of housing units are provided within residential schemes. These policies are supported by the London Plan Housing SPG, which seeks to secure family accommodation within residential schemes, particularly within the social rented sector, and sets strategic guidance for Council's in assessing their local needs. Policy 3.11 of the London Plan states that within affordable housing provision, priority should be accorded to family housing.

15 units are proposed in total.

Manor Lodge - 2 units (2 x 4 bedroom houses)
The Stables - 8 units (6 x 1 bedroom flats and 2 x 2 bedroom houses)
The Office Barn - 5 units (1x studio flat, 1 x 1 bedroom flat , 2 x 2 bedroom houses and 1 x 3 bedroom houses).

This mix of units is considered appropriate for this location. The proposed development in this respect accords with the requirements of national policy and the Development Plan, by making effective and efficient use of brownfield land and delivering a good proportion of larger family homes.

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

The site is within the Harmondsworth Conservation Area. The Manor Lodge is grade II listed and the site as a whole forms a significant component in the Conservation Area. Of particular relevance are Saved Policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). These seek to ensure that any development involving listed buildings or curtilage structures does not have any detrimental impact on the overall value of the structure or building. In assessing the impact there are two main issues: the impact of the conversion of the building and the impact on the setting of the listed buildings in terms of the location of the additional development.

ARCHAEOLOGY

The NPPF accords great weight to the conservation of designated heritage assets and also non-designated heritage assets of equivalent interest. Heritage assets of local or

regional significance may also be considered worthy of conservation. Policy BE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the Local Planning Authority will only allow development, which would disturb remains of importance in archaeological priority areas where exceptional circumstances can be demonstrated. Part 2 Saved Policy BE3 states that the applicant will be expected to have properly assessed and planned for the archaeological implications of their proposal. Proposals which destroy important remains will not be permitted.

The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified for the Local Plan: Harmondsworth; Heathrow Area. Manor Farm dates to at least the early 15th century with the Great Barn being the only surviving element, although there is a potential for below ground remains of Manor Farm to survive. Additionally, the site lies in an area where highly significant archaeological remains, dating from the prehistoric through to the medieval periods have been recorded.

The Greater London Archaeological Advisory Service (GLAAS), having considered the proposals, concludes that the scale of the archaeological impact will be minimal, arising only from landscaping, the small extension to Manor Court and any new services. GLAAS advises that the archaeological impact could be sufficiently mitigated through the implementation of an archaeological watching brief during all works that would have a below ground impact. GLASS further concludes that although the development is likely to cause some harm to archaeological interest, this is not sufficient to justify refusal of planning permission, provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition requiring a written scheme of investigation (WSI).

On the basis of the above, it is considered that the proposed development accords with the archaeological policies set out in the NPPF, London Plan and the Hillingdon Local Plan Parts 1 and 2.

CONSERVATION AREA

Policy BE4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that new development within or on the fringes of conservation areas will be expected to preserve or enhance the features, which contribute to the Conservation Area's special architectural or visual qualities.

The character of the Harmondsworth Village Conservation Area is primarily residential, though shops and public houses exist. The conservation area is centred on the historic core of the village around The Green. Overall within the conservation area there is a high rate of survival with much of the historic street layout being retained. In the historic core of the conservation area, including Manor Court, there is a mixture of medieval and post medieval structures of predominantly two or three storeys in height. Beyond the historic core, more recent development exists, the majority dating to the mid to late 20th century. In these areas there is also an increased scale.

As a result of the limited external alterations, it is considered that the proposal would not affect or detract from the significance of a number of assets within the Harmondsworth Village Conservation Area. It is considered that the proposed redevelopment will secure the viable re-use of the sensitive site in a way that is sympathetic to its heritage values and the heritage values of surrounding assets. In addition, the landscaping proposals, which reinstate an appropriate farmyard landscape character to Manor Court will better reveal the

significance of these heritage assets.

Overall, it is considered that the scheme will introduce a built form that is appropriate to its Conservation Area context and will improve the character of the area. The proposals will conserve and enhance the setting for the retained Manor House building and also enhance the quality of the conservation area, in compliance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

SETTING OF LISTED BUILDINGS

Manor Court is located within the setting of a number of listed buildings. These include:

- The Great Barn, Manor Court (grade I) dating to 1467;
- Church of St Mary, High Street (grade II*) a multiphase church with origins in the 12th century;
- The Five Bells Inn, High Street (grade II) timber framed 17th century public house with 18th and 19th century alterations and facade; and
- The Sun House, High Street (grade II) 16th century timber framed house with brick facade

Due to the siting of the structures and the presence of existing intervening tree lines, it is considered that the Great Barn and Church of St Mary would be most capable of being affected by proposals to the buildings.

The Great Barn is a grade I listed structure, first designated on 1 March 1950. The significance of the barn is defined clearly within the List Description as deriving from architectural interest, historic interest, rarity, documentation, group value and setting. It has strong group value with the Church of St Mary, of Norman origins, and Manor Farmhouse, the successor to the medieval manor house, in what is still essentially a village setting. In terms of setting, it is those elements of the setting of the Great Barn and the configuration and form of the farmyard setting, (though altered and including modern development), which makes a strong positive contribution to the significance of the grade I listed building.

As with the Great Barn, the setting of the grade II* listed Church of St Mary makes a strong positive contribution to its significance, due to its group value within a village setting and due to the presence surrounding assets, including the adjacent grade I listed barn. The Barn holds a strong link with the church, due to its early date and surrounding village development, which spans from the 16th century through to the present day.

The setting of the Five Bells Public House and Sun House is very much appreciated as part of an intact medieval and post medieval village setting. The buildings form part of a group along with the Tower House and The Vicarage. The church is also appreciated within the context of these buildings and contributes to the overall experience of the assets. However, the application site cannot be readily appreciated from the immediate context of these buildings.

Given the limited external alterations to the buildings and the the landscaping proposals, which reinstate an appropriate farmyard setting the wider site, it is considered that the proposal would not affect or detract from the significance of historic assets listed above. It is therefore considered that the proposal would not have a detrimental impact on the setting of heritage assets, in accordance with to Saved Policy BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

There are no airport safeguarding issues related to this development. An informative will

however be included in the event that cranes were used on-site during the construction phase, albeit that this is highly unlikely as the works seek primarily to convert the existing buildings on site.

7.05 Impact on the green belt

Saved Policy OL2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks landscape improvements within the Green Belt. Saved Policy OL5 will only permit proposals for development adjacent to or conspicuous from the Green Belt if it would not harm the character and appearance of the Green Belt. Saved policy OL2 seeks the protection and enhancement of trees, woodland and landscape features.

The Stable Block and Office Barn lie within the Green Belt. Both buildings were last used as offices and as such were inappropriate development in the Green Belt. Comparing the impact on the Green Belt of the previous use with the proposed conversion of the blocks for residential, the impact in terms of activity is considered to be comparable. Therefore, the proposed use does not have a materially greater impact in terms of its use than the former use on the openness of the Green Belt.

In terms of built form, the hard surfaced car park around the Office Barn will now comprise landscaped gardens for plots 11 to 15. Given that the proposal does not involve significant addition to the built form, the reduction of hard surfacing and the proposed landscape strategy, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt.

It is recommended that conditions be imposed to prevent sub-division of the garden areas and removal of permitted development rights for the houses, in order to control future development and to maintain the open farmyard setting of the complex in the proximity of the Great Barn. Subject to these conditions, it is not considered that the amenity and openness of the Green Belt would be harmed to a detrimental degree by the proposals, in accordance with Saved Policies OL1, OL2, OL5 and OL26 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) states that the Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area. Policy BE1 of the Local Plan: Part 1 Strategic Policies (2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.

Policies 7.4 and 7.6 of the London Plan (2016) and chapter 7 of the National Planning Policy Framework (2018) stipulate that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future. In addition, Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

The majority of the conversion works involve internal alterations, which are covered by the associated listed building consent application elsewhere on this agenda. With regard to

external changes, these are limited to a modest first floor extension at the rear of the Manor Lodge and changes to fenestration on the Stable and Office blocks. These are not considered to detract from the architectural composition of the existing structures or the character of the area.

A key part of the proposals are the landscaping works to the site. Broadly this involves the reconfiguration of parking arrangements, provision of new hardstanding, provision of new garden areas and the reinstatement of a pond. The design strategy envisages a landscape design which reflects the landscape and built context of the site. The design will retain the existing trees on the site and add further predominantly native trees. The revised parking arrangements alongside the introduction of more appropriate ground surfaces are considered to be a considerable benefit and will better reveal the significance of the listed buildings by providing a more traditional and historically accurate character within the yard.

Subject to details of external finishes and fenestration, together with details of hard and soft landscaping being secured by condition/s it is considered that the quality of the built environment is maintained. The proposed design and appearance of the development is therefore in accordance with Part 1 Policy BE1 of the Local Plan, Policies BE4, BE13, BE14, BE15, BE18, BE19 and BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), and London Plan Policies 7.1 to 7.8.

7.08 Impact on neighbours

Outlook and Light

Policy BE20 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded. Policy BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas.

There are no residential properties in close proximity to the site to the north, east or west. The nearest residential properties are in Blondell Close to the south of the site. The proposal complies with relevant guidance and is not considered to result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Policy BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

Similarly, it is not considered that there would be a material loss of daylight or sunlight to any neighbouring residential property, in accordance with Policy BE20 of the Local Plan Part 2 and relevant design guidance.

Privacy

Policy BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the design of new buildings should protect the privacy of occupiers and their neighbours. (HDAS) Supplementary Planning Document: Residential Layouts, also sets out a minimum distance of 21m between facing habitable room windows, as measured at a 45 degree line from the centre of the nearest first floor window. The proposal complies with relevant guidance and there would be no loss of privacy to adjoining occupiers. The development is therefore in accordance with Policy BE24 of the Local Plan Part 2 and relevant design guidance.

7.09 Living conditions for future occupiers

SPACE STANDARDS

Policy 3.5 of the London Plan requires new development to be of the highest quality both internally and externally. Table 3.3 of the London Plan, together with the Mayor's Housing Standards and National Space Standards set out the internal size requirements for residential accommodation. The Schedule of Accommodation demonstrates that:

- The studio apartment meets the 37 sq.m requirement for a one bedroom, 1 person, single storey dwelling;
- All the one bedroom units meet or exceed the minimum of 50 sq. m for a one bedroom, 2 person, single storey dwelling;
- All the two bedroom houses meet or exceed the minimum of 79 sq. m for a two bedroom, 4 person, two storey dwelling;
- The three bedroom house at 109 sq m. meets and exceeds the minimum of 93 sq. m for a three bedroom, 5 person, two storey dwelling;
- Both the four bedroom units in the Manor Lodge are in excess of the minimum 103 sq. m requirement for a four bedroom, 5 person, 3 storey dwelling.

The proposed development therefore accords with relevant policy requirements on internal space standards and succeeds in providing a range and mix of unit sizes, including some four bedroom units, to help meet the requirement for family housing in the borough.

It is considered that the information in the submitted plans and documentation illustrate that standards could be achieved, in accordance with London Plan Policy 3.8 and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010.

External Amenity Areas

Policy BE23 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires the provision of external amenity space, sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting. The Council's SPD Residential Layouts specifies amenity space standards for flats. Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential layouts, suggests that the following amenity space for flats and maisonettes and houses is provided:

- 1 bedroom flat / studio- 20m² per flat
- 2 bedroom house 60 m²
- 3 bedroom house 60 m²
- 4 bedroom house - 100 m²

The total HDAS requirement for this development equates to 640 m².

The development includes a comprehensive landscape strategy designed to maximise useable private and communal amenity space. A total of 3,385 sq m of external amenity space has been provided in the form of private and communal garden areas. This far exceeds the recommended standards. The amenity space provided is therefore considered acceptable, in compliance with the Hillingdon Design and Accessibility Statement (HDAS) Residential Layouts and Saved Policy BE23 of the Local Plan.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The National Planning Policy Framework (NPPF) at section 9 (Promoting sustainable transport) states that plans and decisions should take account of whether safe and suitable

access to the site can be achieved for all people; and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Local requirements in relation to impacts on traffic demand, safety and congestion are set out in Local Plan Part 2 policy AM7 which states: The LPA will not grant permission for developments whose traffic generation is likely to:

(i) unacceptably increase demand along roads or through junctions which are already used to capacity, especially where such roads or junctions form part of the strategic London road network, or

(ii) prejudice the free flow of traffic or conditions of general highway or pedestrian safety Policy 6.3 of the London Plan requires development proposals to ensure that the impacts on transport capacity and the transport network are fully assessed.

Traffic Generation

To assess traffic impact of the proposed development a Transport Assessment has been submitted in support of the proposed development. In summary, the report concludes that the traffic generation at the site will be less than the existing authorised uses on the site with proposed use in place. The Highway Engineer raises no objection in this regard.

Parking

In terms of parking provision, 28 car parking spaces are proposed for the 15 units. This level of car parking is in keeping with the Council's car parking policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). The parking layout is considered satisfactory. 10% (3) of these spaces will achieve space standards for disabled parking in compliance with Policy AM15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). In addition, the proposed car parking provides for electric vehicle charging points (20% active and 20% passive). This equates to 6 active and 6 passive charging points, in compliance with London Plan standards. This can be secured by condition, in the event of an approval.

Cycle parking

17 secure cycle parking spaces are proposed in dedicated cycle stores. This level of provision is considered satisfactory, in accordance with Policy AM9 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

Access

Access to the site will continue to be from Moor Lane/High Street which is a narrow distributor road through the area. With regard to internal access arrangements, there have been some comments received by English Heritage Trust relating to access rights over the site to the Great Barn. However the proposals do not impede access to the Trust's car parking area.

The parking spaces with grasscrete surfacing to the east of the Great Barn, which would potentially have access issues, have been deleted from the scheme.

Conclusion

It is considered that the network can accommodate the flows produced by the development without any severe impact. Overall, it is considered that the proposals strike the requisite balance between parking restraint, to promote alternative travel modes and the provision of adequate parking. It is considered that safe and suitable access to the site can be achieved and the the residual cumulative impacts of development are not so severe as to prevent or refuse the proposed development on transport grounds.

7.11 Urban design, access and security

The scheme, including the landscape strategy has evolved during the pre-application and application process. It is considered that the proposed conversion, with minimal intervention to the existing built form, responds to site characteristics and ensures a good relationship with neighbouring land uses, in terms of protecting the openness of the green belt and the setting of important heritage assets nearby.

In terms of security, a condition is recommended in order to ensure that the development achieves 'Secure by Design' accreditation.

7.12 Disabled access

The London Borough of Hillingdon is committed to achieving the highest standards of access and inclusion. All buildings that are open to the public and all housing development schemes must be constructed according to the policies and design details as outlined in the SPG Hillingdon Design and Accessibility Statement (HDAS) Accessible Hillingdon.'

The London Plan (2016) and the Mayor of London's Housing Standards Policy transition Statement May 2015 (Implementation: October 2015) require that all residential units to be built in accordance with Part M4(2) of the Building Regulations 2010 (2015 Edition) and that 10% of the units be designed and constructed in accordance with Part M4(3) of the Building Regulations 2010 (2015 Edition). However, London Plan Policy 3.8, Footnote 1 advises that unlike the other standards in this Plan, Part M of the Building Regulations generally does not apply to dwellings resulting from a conversion or a change of use.

With regard to Blue Badge parking, the Greater London Authority's guidance on 'Wheelchair Accessible Housing' (September 2007), further states that "generally one blue badge parking space will be required for each wheelchair accessible unit, including those that would otherwise be car-free". 3 disabled parking bays have been provided for, in compliance with these standards.

7.13 Provision of affordable & special needs housing

The development would introduce a total of 15 dwellings, therefore triggering the affordable housing requirement threshold of 10 units as set out in London Plan policy 3.13. Policy H2 of the Hillingdon Local Plan: Part 1- Strategic Policies relates to Affordable Housing with the Council seeking 35% of all new units in the borough delivered as affordable housing. The Council notes however, that subject to the provision of robust evidence, it 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, 5 of the 15 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. The Council's assessor has confirmed based upon the assumptions and analysis set out in the FVA report, the proposed scheme is able to support an Affordable Housing Off-Site Contribution for the amount of £106,000, in lieu of on-site provision. This is to be secured via a S106 agreement.

It is recommended that an affordable housing review mechanism is secured, to ensure that if the scheme is delayed, its viability is re-assessed in the light of future economic conditions. The review mechanism will also form part of the S106 Agreement.

7.14 Trees, landscaping and Ecology

TREES AND LANDSCAPING

Local Plan Part 2 Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments. An arboricultural survey has been carried out making an assessment of existing trees on and within the vicinity of the site. In addition, a detailed landscape strategy has been provided to explain and support the site masterplan and design rationale. The design strategy and rationale behind the preparation of the Landscaping Plan envisages a landscape design which reflects the landscape and built context of the site. The design will retain the existing trees on the site and add further predominantly native trees.

A key part of the proposals are the landscaping works to the site. Broadly, this involves the reconfiguration of parking arrangements, provision of new garden areas, provision of new hardstanding and the reinstatement of a pond. New hardstanding is proposed in the form of a gravel bonded surface and permeable paving.

Parking reconfiguration seeks to remove parking from the central yard area, i.e. around the granary and grade I listed barn and to reinstate more organised parking arrangements away from the listed buildings, along with suitable hard surfaces. The revised parking arrangements alongside the introduction of more appropriate ground surfaces are considered to be a benefit and better reveal the significance of the listed buildings, by providing a more traditional and historically accurate character within the yard.

Proposals entail the reinstatement of the southernmost pond (just south of Manor Lodge). The provision of a pond in this location will reinstate a lost element of the historic landscaping of the farmyard. It is considered that this will result in an enhanced appreciation of the significance of the Great Barn (grade I) and Manor Lodge (grade II) and better reveal the historic surroundings of these structures.

The Tree and Landscape Officer notes that the development of the site and conversion of office accommodation to residential will be accompanied by the need for car parking, private / communal amenity space, and the incorporation of space and site furniture to meet the functional requirements of security, lighting, bin and bike storage. It is considered that these have been sensitively sited and detailed, to ensure that they do not detract from the setting of the historic buildings.

The Tree and Landscape Officer further notes that no trees will be affected by the proposed change of use. One of the aims is to avoid any formal landscaping in the courtyard, due to the impact that might have on the historic character of the courtyard. The courtyard in front of the Tithe Barn was designed to be informal and uncluttered, with informal perimeter edges and wildflower meadows. The central gravelled area in front of the Tithe Barn is a discreetly reinforced fire path and should not be blocked or compromised. As a result, the trees and grasscrete with overflow parking opposite the front of the Tithe Barn, which would have had an urbanising effect on the setting of the listed barn, have now been deleted from the scheme.

The applicants submit that the design proposes the use of high quality materials which are in keeping with the historical setting of the site. To this end, existing high quality landscape

elements will be retained where possible, including natural stone paving. All modern paving, including concrete paving, will be removed. All new surfacing will be natural stone products to match the predominantly yellow colours and hues of the existing retained building materials. Surface materials such as Yellow Limestone or Sandstone have been suggested. The materials for the hard surfaces, access driveway and parking bays will be resin bound gravel (Permeable).

Overall, it is considered that the landscape design will create an attractive setting for the existing buildings. The Tree and Landscape Officer raises no objections subject to conditions to ensure that the detailed proposals preserve and enhance the character and appearance of the area. It is considered that the scheme is on the whole acceptable and in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

ECOLOGY

Saved Policy EC2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks the promotion of nature conservation interests. Saved policy EC5 seeks the retention of features, enhancements and creation of new habitats. London Plan Policy 7.19[c] seeks ecological enhancement. Although the trees in the complex may be valuable for biodiversity, the application site itself is not considered to have a high ecological value.

The current use and management regime of the site as an HMO and office complex with extensive hard surfacing, reduces the likely harm on protected species, as the existing environment is unlikely to provide suitable shelter or habitat for hibernating animals.

Bat surveys were conducted in 2016 and emergent surveys in June and July 2017. The initial assessment of the buildings found that the former Stable Block, the Office Barn and the Granary had moderate potential for roosting bats, with Manor Lodge having negligible potential. No bats were found using the Stable Block and Office Barn during the emergence surveys. However, bats were noted emerging from the Tithe Barn and St. Mary the Virgin Church alongside the eastern boundary of the site. Bats were noted foraging and commuting along the eastern and western boundaries of the site and occasionally around the front of the Stable Block around a tree. The report therefore recommends that sensitive lighting be employed in these areas, so that bats can continue to use these commuting and foraging areas. The applicants will not be proposing any major lighting scheme beyond modest low level amenity lighting on the buildings and near key pathways. This is to be controlled by condition. The report also recommends that two Schwegler 1 FQ bat boxes are attached to the exteriors of the Stable Block and the Office Barn.

In view of the length of time that has elapsed since the initial surveys, updated surveys may be required and this will be controlled by way of a suitably worded condition.

In terms of flora, the creation of long grass areas will also be a wildlife benefit as well as providing interest and texture to the site. The plant species used will include a number of native species, as well as those which are beneficial to wildlife by providing a food source (fruit and flower) or a refuge or nesting site (including hedging). Night scented flowers or night time nectar providers will attract moths which in turn will be a food source for the Long Eared Bat population in the local area. Species include Lonicera (Honeysuckle), Hebe and Caryopteris.

Given the above considerations, it is recommended that a condition requiring details of an

ecological enhancement, to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings is attached to any planning permission. Subject to compliance with this condition, it is considered that the ecological mitigation is satisfactory. The proposal therefore complies with Policy 7.19 of the London Plan which requires that development protects and enhances biodiversity, Local Plan Part 1 Policy EM7 and Policy EC2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Local Plan Policy EM11 requires proposed development to address waste management at all stages of a development life. London Plan Policy 5.17 requires suitable waste and recycling facilities in all new developments. HDAS - New Residential Layouts provides further details on waste management to guide development proposals.

In order to address the above policies, the scheme incorporates provision for refuse and recycling in dedicated storage areas. The space is away from the amenity area providing suitable off road storage space for wheelie bins and recycling facilities. The facilities are easily and safely accessible from the refuse vehicle collection point.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan requires development proposals to demonstrate sustainable design standards are integral to the proposal. It requires major development proposals to meet minimum sustainable design standards set out in the Mayor's SPG. Policy 5.2 of the London Plan seeks to minimise carbon dioxide emissions and requires major residential developments to achieve a zero carbon standard. However if this cannot be achieved then a cash in lieu contribution will be sought.

A Sustainability and Energy Statement has been submitted in support of this application, which seeks to demonstrate how the proposed development can incorporate energy efficient design measures, how it addresses requirements for sustainable design and construction and meets the relevant policy requirements. The development will adopt sustainable design and construction techniques.

The project is a refurbishment. Consequently, whilst it is a major residential scheme, the application of the Zero Carbon policy needs to be considered on a case by case basis. The heritage status of the building and the surrounding area means that the application of zero carbon standards is heavily constrained. It is also agreed that the photovoltaic panels (PVs) originally proposed would not be a suitable solution for this site, given its heritage status. The Energy Strategy submitted with the application assessed the feasibility of incorporating other renewable energy technologies on the site. However, these were discounted on the basis of not being feasible/practical for this particular development.

In order to ensure the development provides an appropriate level of carbon savings, the tCO₂ to be saved by the PVs on-site needs to be reflected in an off-site contribution. Given this, the applicant would be willing to pay a carbon offset payment of £11,340, rather than provide renewable technologies on site.

Subject to a legal agreement securing the carbon offset contribution, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with Policies 5.2, 5.13 and 5.15 of the London Plan, Policy PT1.EM1 of Hillingdon Local Plan Part 1 and the NPPF.

7.17 Flooding or Drainage Issues

Policies OE7 and OE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding. The site falls outside any flood zones as defined in the Council's own Strategic Flood Risk Assessment (SFRA) and is within flood zone 1 on the Environment Agency maps. A flood risk assessment is therefore not a requirement, although a Drainage Strategy would need to demonstrate that it would incorporate sustainable drainage techniques and reduce the risk of flooding in accordance with the requirements of Policies 5.11, 5.12 and 5.13 of the London Plan and the NPPF.

The Council's Flood and Drainage Officer has assessed the submitted documentation and confirms that the concept and outline drainage strategy is accepted. All information requested and queries raised have been appropriately addressed and accepted. However, the Flood and Drainage Officer advises that the detailed drainage scheme should be submitted and agreed prior to commencement of development or before any associated drainage/flooding conditions are discharged.

It is considered that any outstanding issues can be addressed by the imposition of a suitably worded condition, in the event of an approval. Subject to compliance with this condition, it is considered that the scheme will have satisfactorily addressed drainage and flood related issues, in compliance with the Hillingdon Local Plan: Part 2 Policies OE7 and OE8, Policies 5.13 and 5.15 of the London Plan and the aspirations of the NPPF.

7.18 Noise or Air Quality Issues

NOISE

The Government's National Planning Policy Framework (NPPF) gives the Government's guidance on noise issues. Policy 7.15 of the London Plan seeks to reduce noise and minimise the existing and potential adverse impacts of noise on, from, within, or in the vicinity of development proposals. The application site is located close to Heathrow Airport and the M4 Motorway. It is therefore reasonable to expect that air and road traffic is likely to be high enough to affect the residential amenities of future occupiers.

A noise assessment has been carried out in support of the application. The Noise Report concludes that the principle of residential accommodation is acceptable in this location, subject to mitigation measures outlined within the report. The assessment indicates that the majority of the site falls within Noise Exposure Category (NEC) 'B' for both day and night time periods, with noise levels at the top of the range particularly affecting the northern area of the site nearest the M4 Motorway. Some more protected areas of the site are in NEC 'A' at times.

The report acknowledges that the residential noise criteria in the SPD for outdoor living areas and outside bedroom windows are unlikely to be satisfied across the majority of the site. However, there are many other existing residential properties within the vicinity of the site and the guideline outdoor limits being exceeded should not in itself be considered a reason to refuse planning permission.

In areas where road traffic dominates, the noise levels in gardens could be reduced by installing suitable close boarded acoustic timber fencing, subject to heritage constraints. It is unlikely that aircraft noise will be significantly reduced by the addition of a noise barrier.

In terms of noise levels to habitable rooms, the highest facade sound insulation is required to bedrooms on the north rear facing facades of the Office Barn. Similar mitigation requirements would also be required to the first floor bedroom windows on the south, east

and west facades of the Manor Lodge and to the south and west facades of the Stables. Double glazed windows and trickle acoustically treated ventilators are likely to be sufficient and can be secured by conditions.

The Noise Assessment has been reviewed by the Council's Environmental Protection Unit (EPU). No objections are raised from EPU, subject to conditions requiring a sound insulation and ventilation scheme for protecting the proposed development from road and air traffic noise. Subject to compliance with these conditions, it is considered that the scheme would be in compliance with Policy OE5 of the Hillingdon Local Plan part 2.

AIR QUALITY

The NPPF seeks to sustain and contribute towards compliance with relevant limit values or national objectives for pollutants and states that opportunities to improve air quality or mitigate impacts should be identified. London Plan Policy 7.14 requires that development proposals minimise increased exposure to poor air quality and are at least 'air quality neutral'. Policy 5.3 requires that proposals meet the minimum standards in the Mayor's supplementary planning guidance, which includes minimising air pollution.

Local Plan Part 1 Policy EM8 also stipulates that development should not cause deterioration in the local air quality levels and Local Plan Part 1 Policy EM1 seeks to address climate change mitigation by targeting areas of poor air quality for additional emissions reductions.

The site is located in an Air Quality Management Area (AQMA) due to exceedances of the annual mean Air Quality Objective for nitrogen dioxide. An Air Quality Assessment was submitted with the application. It concludes that the residual significance of potential air quality impacts is not significant.

Dispersion modelling was undertaken, in order to predict pollutant concentrations at the site, associated with emissions from the local highway network. The results indicated that predicted annual mean NO₂ and PM₁₀ concentrations were below the relevant Air Quality Objective at all locations across the development.

Predicted air quality impacts associated with the operation phase road vehicle exhaust emissions are predicted to be negligible. However, it is recommended that a condition be applied that requires that a low emission strategy is produced so that there are enough incentives for the use of ultra low emission vehicles by the residents. This will include the requirement of electric charging points as per minimum requirements.

Subject to the above mentioned planning condition it is considered that the impact of the development on the air quality of the area can be mitigated, to the extent that refusal of the application on these grounds would not be justified, in accordance with Policy EM8 of the Local Plan Part 1.

7.19 Comments on Public Consultations

Submissions in Support

At the time of writing the report, in total 1 letter, supporting the proposals was received and is summarised in the preceding 'Consultees' section of the report.

Planning Officer Comment:

The comments received are noted and all relevant issues are addressed within the body of the report.

Submissions in Objection

At the time of writing the report, 3 letters or internet representations have been received, together with a petition bearing 50 signatures have been received objecting to the proposal. The main issues raised are summarised in the preceding 'Consultees' section of the report.

Planning Officer Comment:

The comments received are noted and all relevant issues are addressed within the body of the report.

7.20 Planning obligations

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP 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.

The Council's Section 106 Officer has reviewed the proposal, as have other statutory consultees. The comments received indicate the need for the following contributions or planning obligations to mitigate the impacts of the development, which have been agreed with the applicant:

- (i) Construction Training: Either a construction training scheme delivered during the construction phase of the development or a financial contribution
- (ii) Affordable Housing: £106,000 in lieu of affordable housing on-site provision and an affordable housing review mechanism
- (iii) A Management Plan to secure the long term maintenance of the Manor Lodge, Stables Block and Granary Building.
- (iv) Carbon offset contribution of £11,340
- (v) The residents of this development not to be eligible for parking permits, apart from Blue Badge holders and a charge made against the site to ensure the future buyers are aware of the parking restrictions
- (vi) Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contribution to enable the management and monitoring of the resulting agreement.

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of the S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012).

7.21 Expediency of enforcement action

Not applicable.

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.

10. CONCLUSION

It is considered that the discussions and negotiations between relevant parties on the heritage, design and layout of the development and the extent of amendments undertaken have yielded a scheme suitable for its context. The scheme will introduce a development that is appropriate to its Conservation Area context and the surrounding listed buildings in the area.

The archaeological position of the site has been extensively explored and has been satisfactorily addressed. In addition, access, parking, drainage, ecology and highway safety issues have been satisfactorily addressed.

Furthermore, the development would not result in unacceptable impacts on the amenities of neighbouring properties and would provide good environmental conditions for future occupiers.

The applicant has offered an acceptable package of contributions to be secured by way of a proposed S106 Agreement.

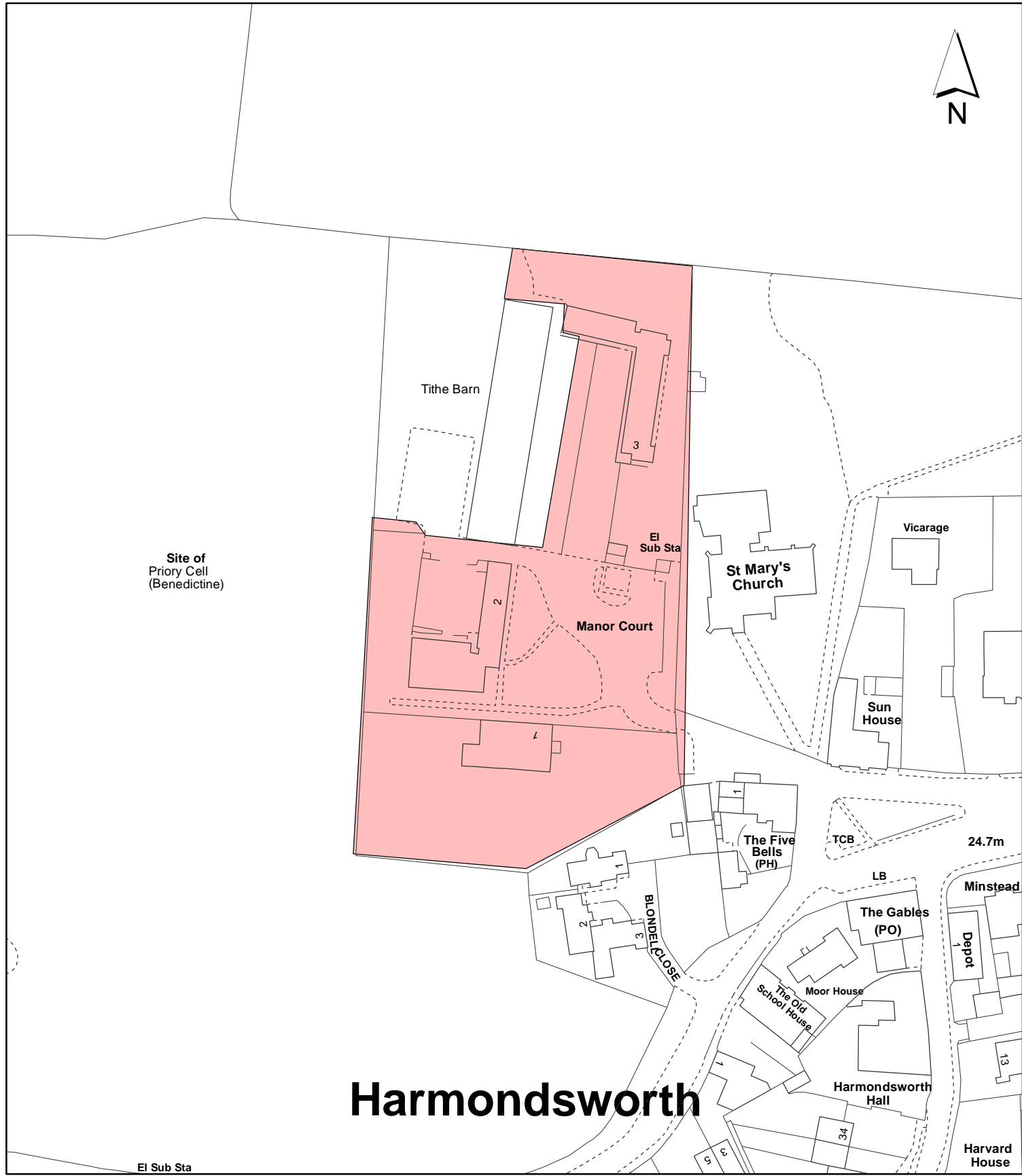
It is recommended that the application should be supported, subject to a Section 106 Legal Agreement and conditions.

11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan 2016
Emerging Hillingdon Local Plan Part 2 March 2019
National Planning Policy Framework (NPPF) 2019
The Greater London Authority Sustainable Design and Construction (2006)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document: Noise
Hillingdon Supplementary Planning Document: Planning Obligations
Hillingdon Supplementary Planning Document: Accessible Hillingdon (January 2010)
Airports National Policy Statement (June 2018).

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Harmondsworth

<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100019283</p>	<p>Site Address: Manor Court High Street Harmondsworth</p>		<p>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
<p>Planning Application Ref: 27256/APP/2017/3723</p>	<p>Scale: 1:1,250</p>		
<p>Planning Committee: Major</p>	<p>Date: June 2019</p>		