

Report of the Head of Planning, Transportation and Regeneration

Address RANDALLS 7-9 VINE STREET UXBRIDGE

Development: Section 73 application seeking Minor Material Amendments to Condition 2 of planning permission ref. 41309/APP/2016/3391 dated 15/06/17; updated wording to conditions 4 (Levels), 5 (Materials), 6 (Landscape scheme), 7 (Sustainable water management), 8 (Ecological enhancement), 13 (Contamination), 14 (Sound insulation), 15 (Plant, machinery), 16 (Sound insulation), 17 (Construction Environmental Management Plan), and 18 (Air Quality) pursuant to permission ref. 41309/APP/2016/3391 dated 15/06/17 (mixed-use redevelopment of the Randalls building (and adjacent buildings) comprising 58 residential units and a total of 750sqm of commercial floorspace).

LBH Ref Nos: 41309/APP/2019/1265

Drawing Nos: J17077 AE(4)260 - B Block 4 North Elevator
AP(0)164 A Proposed Site Plan Level 04
AP(0)165 - A Proposed Site Plan Level 05
AP(0)166 - A Proposed Site Plan Level 06
J17077 AE(0)200 - F Site Sections AA & BB
J17077 AS(0)201 - E Site Sections CC & DD
AE(0)203 F Proposed Street Elevations
J17077 AE(0)205 - F Proposed Courtyard Elevations
DOC(0)601 F External Building Materials Schedule
J17077 DOC(0)602 - A Schedule, Areas
Plan Substitutions - 22.05.2019
J17077 AE(3)250 - B Block 3 GA Elevations
J17077 AE(5)260 - D Block 5 North Elevator
J17077 AP(1)201 - A Block 1 Level 01 GA Plan
J17077 AE(2)251 - E Block 2 West Elevation
J17077 AE(2)250 - F Block 2 North and North West Elevations
J17077 AE(2)252 - D Block 2 South Elevations
J17077 AE(2)253 - D Block 2 East Elevation
J17077 AE(2)255 - B Block 2 Bay Study Cricket Field Road
J17077 AE(2)260 - D Block 2 North and North West Elevations
J17077 DOC(0)601 - H External Building Material Schedule
J17077 DOC(0)602 - A Accommodation Schedule, Areas
AP(0)164 - A Proposed Site Plan Level 04
AP(0)165 - A Site Sections AA & BB
14703_01 Letter to LBH re. Plan Substitutions - 29.07.2019
J17077 AE(0)201 - H Site Sections CC & DD
J17077 AE(0)202 - H Site Sections EE & FF
J17077 AE(0)203 - J Proposed Street Elevator
J17077 AE(0)204 - J Proposed Courtyard Elevations
J17077 AE(1)220 - H Block 1 Proposed Street Scene
J17077 AE(1)251 - J Block 1 GA Elevations
Design and Heritage Statement
1510-100 Location Plan.
J17077 AD(1)400 - D Block 1 Window Schedule Steel
J17077 AD(1)401 - D Block 1 Window Schedule Steel

J17077 AD(1)406 - C Block 1 Window Schedule Roofli
 J17077 AD(1)407 - A Block 1 Window Schedule Roofli
 J17077 AD(1)410 - B Block 1 Window Details Steel W
 J17077 AD(1)411 - B Block 1 Window Details Steel W
 J17077 AD(1)413 - A Block 1 Window Details Alumin
 J17077 AD(1)416 - A Block 1 Roof lights details
 J17077 AD(1)420 - C Block 1 Door Schedule External
 J17077 AD(2)510 - B Roof-Wall Junction Details
 J17077 AD(2)512 - A External Wall and Balcony Deta
 J17077 AD(2)513 - A External Wall and Balcony Deta
 J17077 AD(2)514 - A External Wall and Balcony Deta
 J17077 AD(3)420 - A Block 3 Window Details Steel W
 J17077 AD(3)421 - A Block 3 Window Details Timber
 J17077 AD(3)422 - A Block 3 Window Details Timber
 J17077 AD(3)423 - A Block 3 Window Details Timber
 J17077 AD(4)506-B Block 4 Balcony Details
 J17077 AD(4)507 - D Block 4 Balcony Details
 J17077 AD(5)505 - E Block 5 Balcony Details
 J17077 AD(5)515 - A Block 5 4th Floor Terrace Para
 J17077 AD(5)516 - A Block 5 5th Floor Terrace Para
 J17077 AE(1)250 - A Block 1 Existing Elevations Dem
 J17077 AE(3)210 - A Block 3 Existing Elevations De
 J17077 AE(4)250 - B Block 4 North Elevator
 J17077 AE(4)251 - B Block 4 South Elevator
 J17077 AE(4)252 - A Block 4 East and West Elevatio
 J17077 AE(5)251 - C Block 5 North Elevator
 J17077 AE(5)252 - B Block 5 East Elevation.
 J17077 AE(5)253 - B Block 5 South Elevator
 J17077 AE(5)254 - B Block 5 West Elevation
 J17077 AE(5)255 - B Block 5 North and South Bay E
 J17077 AP(0)030 - B Site Demolition Plan Ground F
 J17077 AP(0)031 - B Site Demolition Plan First Flc
 J17077 AP(0)032 - A Site Demolition Plan Roof Plan
 J17077 AP(0)160 - Proposed Site Plan Level 00
 J17077 AP(0)161 - Proposed Site Plan Level 01
 J17077 AP(0)162 - Proposed Site Plan Level 02
 J17077 AP(0)163 - Proposed Site Plan Level 03
 J17077 AP(0)166 - Proposed Site Plan Level 06
 J17077 AP(1)200 - Block 1 Level 00 GA Plan
 J17077 AP(1)201 - Block 1 Level 01 GA Plan
 J17077 AP(1)202 - Block 1 Level 02 GA Plan
 J17077 AP(2)200 - Block 2 Level 00 GA Plan
 J17077 AP(2)201 - Block 2 Level 01 GA Plan
 J17077 AP(2)202 - Block 2 Level 02 GA Plan
 J17077 AP(2)203 - Block 2 Level 03 GA Plan
 J17077 AP(2)204 - Block 2 Level 04 GA Plan
 J17077 AP(3)150 - A Block 3 Demolition Plan Leve
 J17077 AP(3)200 - Block 3 Levels 00 and 01 GA Plan
 J17077 AP(3)201 - Block 3 Roof GA Plans
 J17077 AP(4)200 - Block 4 Level 00 GA Plans

J17077 AP(4)201 - Block 4 Level 01 GA Plans
 J17077 AP(4)202 - Block 4 Level 02 GA Plans
 J17077 AP(4)203 - Block 4 Level 03 GA Plans
 J17077 AP(5)200 - Block 5 Level 00 GA Plans
 J17077 AP(5)201 - Block 5 Level 01 GA Plans
 J17077 AP(5)202 - Block 5 Level 02 GA Plans
 J17077 AP(5)203 - Block 5 Level 03 GA Plans
 J17077 AP(5)204 - Block 5 Level 04 GA Plans
 J17077 AP(5)205 - Block 5 Level 05 GA Plans
 J17077 AS(1)310 - A Block 1 Loading Bay Section for
 J17077 AS(1)311 - A Block 1 Bay Study Tower and St
 J17077 AS(1)312 - A Block 1 Bay Study Shop Front
 J17077 AS(3)310 - Block 3 Bay Studies
 J17077 SK(1)500 - A Loading Bay Section for Planning
 J17077 SK(1)501 - B Loading Bay Elevation for Planning
 J17077 AD(1)415 - A Block 1 Existing Window Details
 J17077 AD(4)506-B Block 4 Balcony Details(1)
 J17077 AP(0)030 - B Site Demolition Plan Ground Floor
 J17077 AP(0)031 - B Site Demolition Plan First Floor
 J17077 AS(1)310 - A Block 1 Loading Bay Section for
 14703 - S.73 and LBC Cover Letter to LB Hillingdon

Date Plans Received:	12/04/2019	Date(s) of Amendment(s):	04/07/2019
Date Application Valid:	12/04/2019		29/07/2019
			12/04/2019
			22/05/2019

1. SUMMARY

This application seeks minor material amendments to planning permission ref: 41309/APP/2016/3391 dated 15/06/17 for the mixed-use redevelopment of the Randalls building (and adjacent buildings), comprising 58 residential units and a total of 750 sqm of commercial floorspace.

As a result of detailed design progression, a series of minor amendments are proposed to the development. Accordingly, this Section 73 and associated Listed Building Consent (LBC) application seek to agree these changes to the consented scheme. These alterations, the applicants submit, will ensure that the scheme can be delivered in a timely, practical and viable manner. They also seek to reflect the specifications of Building Control and fire strategies, along with the requirements set out by specialist sub-contractors.

The proposed amendments will not alter the land use, quantum of development, layout, access arrangements or parking provision and will still ensure that a high quality design is delivered. The changes to the approved scheme will introduce a built form that is appropriate to its Conservation Area context and will conserve and enhance the setting for the retained Randalls building and also enhance the quality of the conservation area.

2. RECOMMENDATION

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 Section 278 of the

Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

(i) Transport: All on site and off site highways works as a result of this proposal, including improvements to the site access, (which shall be constructed as a Heavy Duty Crossover),

(ii) Construction Training: Either a construction training scheme delivered during the construction phase of the development or a financial contribution

(iii) Air Quality: The applicant provides a financial contribution in the sum of £12,500.

(iv) Affordable Housing and review mechanism.

(v) Travel Plan

(vi) Carbon offset contribution of £31,666

(vii) 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.

(viii) A Management Plan to secure the long term maintenance of the Randalls building

(viii) Town Centre contribution of £87,000.

(ix) 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 and 278 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 13th. September 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 highways, affordable housing, air quality, carbon offset and construction training). The proposal therefore conflicts with 'saved' policies AM7 and R17 of the Unitary Development Plan (2012) and the Council's Planning Obligations SPD and Air Quality SPG, and the London Plan (2016).'

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

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

1 T8 Time Limit

The development hereby permitted shall be begun before the 13th September 2019.

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

1510-100 Location Plan

J17077 AE(0)200 - G Site Sections AA & BB
J17077 AE(0)201 - H Site Sections CC & DD
J17077 AE(0)202 - H Site Sections EE & FF
J17077 AE(0)203 - J Proposed Street Elevations
J17077 AE(0)204 - J Proposed Courtyard Elevations
J17077 AE(0)205 - G Proposed Courtyard Elevations

J17077 AE(1)220 - H Block 1 Proposed Street Scene
J17077 AE(1)250 - A Block 1 Existing Elevations Dem
J17077 AE(1)251 - J Block 1 GA Elevations

J17077 AE(2)250 - F Block 2 North and North West
J17077 AE(2)251 - E Block 2 West
J17077 AE(2)252 - D Block 2 South Elevations
J17077 AE(2)253 - D Block 2 East Elevation
J17077 AE(2)255 - B Block 2 Bay Study Cricket Field Road
J17077 AE(2)260 - D Block 2 North and North West Elevations

J17077 AE(3)210 - A Block 3 Existing Elevations De
J17077 AE(3)250 - B Block 3 GA Elevations

J17077 AE(4)250 - B Block 4 North Elevation
J17077 AE(4)251 - B Block 4 South Elevation
J17077 AE(4)252 - A Block 4 East and West Elevatio
J17077 AE(4)260 - D Block 4 North Elevation

J17077 AE(5)251 - C Block 5 North Elevation
J17077 AE(5)252 - B Block 5 East Elevation.
J17077 AE(5)253 - B Block 5 South Elevation
J17077 AE(5)254 - B Block 5 West Elevation
J17077 AE(5)255 - B Block 5 North and South Bay El
J17077 AE(5)260 - D Block 5 North Elevation

J17077 AP(1)201 - A Block 1 Level 01 GA Plan

J17077 AD(1)400 - D Block 1 Window Schedule Steel
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J17077 AD(5)516 - A Block 5 5th Floor Terrace Para

J17077 AP(0)030 - B Site Demolition Plan Ground Fl
J17077 AP(0)031 - B Site Demolition Plan First Flo
J17077 AP(0)032 - A Site Demolition Plan Roof Plan
J17077 AP(0)160 - Proposed Site Plan Level 00
J17077 AP(0)161 - Proposed Site Plan Level 01
J17077 AP(0)162 - Proposed Site Plan Level 02
J17077 AP(0)163 - Proposed Site Plan Level 03.
J17077 AP(0)164 - A Proposed Site Plan Level 04
J17077 AP(0)165 - A Proposed Site Plan Level 05
J17077 AP(0)166 - A Proposed Site Plan Level 06

J17077 AP(1)200 - Block 1 Level 00 GA Plan
J17077 AP(1)201 A - Block 1 Level 01 GA Plan
J17077 AP(1)202 - Block 1 Level 02 GA Plan.

J17077 AP(2)200 - Block 2 Level 00 GA Plan
J17077 AP(2)201 - Block 2 Level 01 GA Plan
J17077 AP(2)202 - Block 2 Level 02 GA Plan
J17077 AP(2)203 - Block 2 Level 03 GA Plan
J17077 AP(2)204 - Block 2 Level 04 GA Plan

J17077 AP(3)150 - A Block 3 Demolition Plan Level
J17077 AP(3)200 - Block 3 Levels 00 and 01 GA Plan
J17077 AP(3)201 - Block 3 Roof GA Plans

J17077 AP(4)200 - Block 4 Level 00 GA Plans.
J17077 AP(4)201 - Block 4 Level 01 GA Plans.
J17077 AP(4)202 - Block 4 Level 02 GA Plans
J17077 AP(4)203 - Block 4 Level 03 GA Plans.

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J17077 AS(1)312 - A Block 1 Bay Study Shop Front
J17077 AS(3)310 - Block 3 Bay Studies

J17077 SK(1)500 - A Loading Bay Section
J17077 SK(1)501 - B Loading Bay Elevation

J17077 AD(1)415 - A Block 1 Existing Window Detail
J17077 AD(4)506-B Block 4 Balcony Details(1)

J17077 AP(0)030 - B Site Demolition Plan Ground FI
J17077 AP(0)031 - B Site Demolition Plan First Flo

AP(0)164 A Proposed Site Plan Level 04
AP(0)165 - A Proposed Site Plan Level 05
AP(0)166 - A Proposed Site Plan Level 06

DOC(0)601 H External Building Materials Schedule
J17077 DOC(0)602 - A Schedule, Areas

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), the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and the London Plan (2016).

3 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:

- AIR QUALITY REPORT dated June 2014
- SITE WASTE MANAGEMENT PLAN (SWMP)

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), the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and the London Plan (2016).

4 RES6 Levels

The proposed ground levels and the proposed finished floor levels of all proposed buildings shall be in complete accordance with the details shown on the approved plans,

unless otherwise agreed in writing by the Local Planning Authority. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies DMTC 1, DMHB 1, DMHB 4, DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) 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) fenestration and doors
- (ii) balconies including obscure screening (where applicable)
- (iii) boundary walls, retaining walls and railings
- (iv) comprehensive colour scheme for all built details
- (v) make, product/type, colour and photographs/images.
- (vi) bricks, render, cladding, roof finishes

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), Policies DMTC 1, DMHB 1, DMHB 4, DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and the London Plan (2016).

6 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), for the court yard ground floor amenity area, and roof terraces
 - 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 (94 secure spaces for the flats)
 - 2.b Means of enclosure/boundary treatments
 - 2.c Surface level car parking layouts for 8 disabled parking bays and demonstration that 2 of the parking spaces (1 active and 1 passive) are served by electrical charging points and parking for 5 motor cycles.
 - 2.d Hard Surfacing Materials
 - 2.e External Lighting
 - 2.f Other structures
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11 DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2016).

7 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), Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019)

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).

8 RES19 Ecology

Prior to occupation of the development hereby approved, an ecological enhancement scheme based on the recommendations contained in the submitted Ecological Appraisal Ref: ECO4435.EcoApp.dv2 dated July 2016, 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 and bird 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), Policy DMHB 14 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and London Plan (2016) Policy 7.19.

9 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, closure of existing access 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 Policies AM14 and AM15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies DMT 1, DMT 2 and DMT 6 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and Chapter 6 of the London Plan (2016).

10 NONSC Access Routes

Prior to the proposed commercial units hereby approved being brought into use, details of the access routes for disabled users from each car parking space proposed, (including access ramps were appropriate), shall be submitted to and approved in writing by the Local Planning Authority.

REASON

In order to ensure the development achieves an appropriate level of accessibility in accordance with Policy DMT 2 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and Policy 3.8 of the London Plan (2016).

11 RES23 Visibility Splays - Pedestrian

The access for the proposed site entrance shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy DMT 2 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

12 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), Policies DMHB 11 and DMEI 7 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and Policy 3.8 of the London Plan (2016).

13 RES26 Contaminated Land

- i) The development shall be carried out in accordance with land contamination details/measures approved under decision ref. 41309/APP/3885 unless otherwise agreed in writing by the Local Planning Authority (LPA).
- (ii) If during development or works contamination not addressed in the submitted

remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

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

(iv) 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 LPA. 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies DMEI 12 and DMEI 13 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

14 NONSC Noise

The sound insulation and ventilation scheme must be carried out in accordance with the details approved by decision ref. 41309/APP/2018/4072. The scheme should ensure that internal LAeq,T and LMax 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), Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and London Plan (2016) Policy 7.15.

15 NONSC Plant and Machinery

The development associated energy efficiency measures must be carried out in accordance with the details approved by decision ref. 41309/APP/2018/3885 unless otherwise agreed in writing by the Local Planning Authority.

REASON

To safeguard the amenity of neighbouring properties in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy DMEI 14 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

16 NONSC Sound insulation of commercial/entertainment premises

The sound insulation scheme must be carried out in accordance with the details approved by decision ref. 41309/APP/2018/4342 unless otherwise agreed in writing by the Local Planning Authority

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with

Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy DMHB 11 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

17 NONSC Construction environmental management plan

All demolition, construction and enabling work at the development shall be carried out in accordance with the approved Construction Environmental Management Plan (CEMP) (decision ref. 41309/APP/2018/3447) unless otherwise agreed in writing by the Local Planning Authority.

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) and Policy DMHB 11 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

18 NONSC Air Quality Condition

The development must be carried out in accordance with the Low Emission Strategy and Air Quality Action Plan (approved under decision ref. 41309/APP/2018/3447) unless otherwise agreed in writing by the Local Planning 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 Part 1, Policy DMEI 14 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and 7.14 of the London Plan.

19 NONSC Non Road Mobile Machinery

All Non Road Mobile Machinery (NRMM) must meet meet Stage IIIA criteria of EU Directive 97/68/EC and registered online on the NRMM website at <http://nrmm.london/>.

REASON

To ensure the development complies with Policy EM8 of the Hillingdon Local Plan: Part 1, Policy DMEI 14 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.14 of the London Plan (2016) and paragraph 124 of the National Planning Policy Framework.

20 NONSC Accessibility Condition 1

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

REASON:

To ensure an appropriate standard of housing stock in accordance with Policy DMHB 16 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and London Plan (2016) policy 3.8c, is achieved and maintained.

21 NONSC Accessibility Condition 2

The development hereby approved shall ensure that 10% of the residential units are constructed to meet the standards for Category 3M4(3) dwelling, with the remaining units designed to the standards for Category 2M4(2) dwelling, as set out in Approved Document

M to the Building Regulations (2010) and all such provisions shall remain in place for the life of the building.

REASON:

To ensure an appropriate standard of housing stock in accordance with Policy DMHB 16 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and London Plan (2016) Policy 3. 8d, is achieved and maintained.

22 NONSC Access Gate

Prior to the occupation of the development hereby approved, details of the operation of any access gate to the car park by disabled persons, and manual operation of any gates in the event of power failure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the secure access arrangements shall be installed in accordance with the approved details and maintained so long as the development remains on site.

REASON

In order to ensure the development achieves an appropriate level of accessibility in accordance with Policy DMT 2 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and Policy 3.8 of the London Plan (2016).

23 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995)

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the commercial element of the Randalls building (ground and part first floor) shall be used only for purposes within Use Class A3 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 (as amended).

The ground floor commercial unit of the corner Block 2 shall be used only for purposes within Use Class A1 (other than food and DIY) or A3 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 (as amended).

REASON

1. In order to comply with the terms of the application.
- 2 In order to ensure that adequate servicing can be provided for the commercial element of the development, in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies DMTC 2 and DMT 2 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

24 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 the occupation of the development hereby approved. 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

1. In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising 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.

2. To consider crime and disorder implications in accordance with Policy DMHB 16 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

25 NONSC Restriction of Terraces

The area in front of the propped second floor units of the Randalls building facing Vine Street shall not be used as balconies or terrace space.

REASON

To safeguard the special architectural and/or historic interest of the building and to preserve or enhance the features which contribute to the Old Uxbridge and Windsor Street Conservation Area's special architectural and visual qualities. in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies DMHB 11, DMHB 2 and DMTC 1 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

26 RES13 Obscure Glazing

Details of obscure glazing to Unit 1 on the ground floor of the Randalls building shall be submitted to and approved by the Local Planning Authority and shall be installed prior to the occupation of that unit. Thereafter, the obscure glazing shall remain in place for so long as the development remains in existence.

REASON

To ensure that adequate levels of privacy are provided, in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy DMHB 11 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

27 NONSC Ceramic Cladding Details

Notwithstanding the approved drawings (AE(0)203 Rev: J) and the Randalls External Building Materials Schedule (drawing DOC 601 Rev: H) the ceramic cladding (Shackerley SHG Lopar LO 01 Natural) is not hereby approved. Detailed drawings and samples of the ceramic finish as appropriate, in respect of the cladding shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the works is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be maintained. Details shall include:

- (a) Sample of ceramic showing corner details
- (b) Elevation and section drawings showing the layout, sizes and courses of ceramic cladding including pilasters and window and door reveals
- (c) Weathering and coping details
- (d) Sample of mortar and jointing finish

Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies DMHB 1, DMHB 2 and DMHB 4 of the the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

28 NONSC Non Standard Condition

Notwithstanding the plans hereby approved, details shall be submitted of all studio unit layouts and approved in writing by the Local Planning Authority. Each studio unit shall be laid out as a studio flat and not as a one bedroom self contained flat with subdivision or partition to provide a separate bedroom.

REASON

To ensure that the development provides a satisfactory level of accommodation and amenity for future occupiers in accordance with the National Technical Standards 2015 Policy 3.5 of the London Plan (2016).

INFORMATIVES

1 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.

2 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).

3

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.

Commercial Units

k) The occupiers would have to make an arrangement with either the Council or a licensed waste carrier for the collection of the waste produced from the premises.

l) The producers of waste from commercial premises have a Duty of Care to contain the waste safely until it is collected by the Council or a licensed waste carrier. They can best comply with this through the use of bulk bins. The same considerations are for the household waste bins listed above would apply.

m) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres or sack 15 metres from the point of storage to the collection vehicle (BS 5906 standard). The same collection conditions listed above would apply.

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.

4 112 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.

5 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).

6 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.

7 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.

8 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).

9 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).

10 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.

11 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).

12 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).

13 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

14 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.

15 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.

16 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).

17 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.

18 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).

19 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): - <ul style="list-style-type: none">(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.
BE26	Town centres - design, layout and landscaping of new buildings
BE27	Advertisements requiring express consent - size, design and location
BE28	Shop fronts - design and materials
BE29	Advertisement displays on business premises
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
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 2	Reducing Carbon Emissions
DMEI 9	Management of Flood Risk
DMH 2	Housing Mix
DMH 7	
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 13	Shopfronts
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 2	Listed Buildings

DMHB 4	Conservation Areas
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
DMTC 1	Town Centre Development
DMTC 2	Primary and Secondary Shopping Areas
DMTC 4	Amenity and Town Centre Uses
S6	Change of use of shops - safeguarding the amenities of shopping areas
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

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 24 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 16 **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

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the corner with Vine Street and Cricketfield Road and falls within the secondary shopping area of Uxbridge Town Centre. The site also falls within the Old Uxbridge Windsor Street Conservation Area. The original 1938 Randalls building is a Grade II listed heritage asset and includes a largely intact shopfront dating from that period. The adjoining 1960's extension (now demolished) was also Grade 2 listed.

There are also a number of associated curtilage buildings and structures (considered as listed) within the enclosed rear yard area, accessed from Cricketfield Road. However the remainder of the rear yard is largely empty. The ex-Fire Station building located to the rear of the site fronting Cricketfield Road, dates from the early 20th Century. This building is also considered to be curtilage listed and has heritage value that should be preserved. In addition, there are single storey ancillary storage buildings attached to the rear of the main retail structure, dating from the 1930's.

Office buildings are located to the south, west and north and range in height between 3 to 6 storeys.

The site lies adjacent to the revised Uxbridge Archaeological Priority Area (APA).

3.2 Proposed Scheme

It is proposed to demolish and redevelop the post 1930's wing entirely and to demolish elements of the rear of the 1938 building, including the caretaker's flat. Internal demolitions include the relocation of the cash desk and pneumatic tube system, the relocation of the loading bay staircase, and the removal of some small internal rooms and cloakrooms.

The ground floor of the Randalls building will be retained as one single commercial unit for use within Use Class A3, with a flexible use within Use Class A1/A3 for the island display unit.

The majority of the first floor of the Randalls building will be converted from retail use into residential use, with the exception of 90 sqm of floorspace, which will be retained in commercial use (Use Class A3), to ensure the functionality of the internal staircase is maintained. It is proposed to convert part of the first floor of the Randalls building from Use Class A1 to Use

Class C3 (residential). A new second floor will be added to the Randalls building to provide residential apartments (Use Class C3). This floor will be set back from the street frontage to remain subservient to the listed building and ensure minimal visual impact at street level.

A new part 3, part 4, part 5 storey block fronting Vine Street and Cricketfield Road, incorporating residential apartments on the upper floors and a new ground floor retail unit. This will replace the 1960's extension to the west of the Randalls building, which has already been demolished as part of the consented scheme.

It is proposed that the Old Fire Station Building will be retained and converted into three duplex apartments, and the original fire door openings will be reinstated.

Two new wholly residential buildings are proposed at the rear of the site, ranging from 2 to 6 storeys in height, involving the demolition of a 1960's outbuilding which was ancillary to the Randall's building, together with the demolition of the existing caretakers flat to the rear of the Randalls building.

As a result of detailed design progression, a series of minor amendments are proposed to

the development. Accordingly, this Section 73 and an accompanying Listed Building Consent (LBC) application seeks to agree these changes to the planning permission. These alterations to the scheme have been discussed with the Council using its pre-application advice service.

The majority of the works were consented to in the previously approved schemes. The additional amendments to the interior under the current scheme are relatively minor, introducing and altering the position of partitions that would cause no further harm to the listed building than those previously approved.

The schedule below sets out the proposed amendments to each part of the development:

Randalls Building

- 1 Removal of lift connecting ground and first floors
- 2 Addition of a fire lobby
- 3 Amendments to internal layout of the residential units
- 4 Retention of the former plant/boiler room (rather than demolition as previously proposed)
- 5 Re-orientation of new residential staircase (no amendments proposed to the existing staircase)
- 6 Removal of plant room at first floor and re-allocation of space to residential units
- 7 Omission of 3 rooflights over plot 7
- 8 Increase height of the second storey by 0.955m to allow for structural considerations
- 9 Replacement of all windows/lanterns/glazing with new windows to match existing, following specialist advice
- 10 Glazing of the loading bay shutter
- 11 Relocation of the column radiators at first floor, moving to commercial unit

Old Fire Station Building

- 12 Minor amendments to the internal layout
- 13 Replacement of the front first floor windows and the side window with new windows to match the existing, following specialist advice

Blocks 2, 4 and 5

- 14 Block 4 & 5 to be brick rather than ceramic clad
- 15 Addition of decorative banding
- 16 Reduction in window height from 2.4m to 2.1m
- 17 Replacement of glass balcony surrounds with railings
- 18 Increase height of buildings to allow sufficient depth to accommodate the structure and insulation requirements
- 19 Reduce floor to ceiling heights from 2.5m to 2.4m
- 20 Pull back Block 4 by 337.5mm
- 21 Incorporate a meter store into Block 4
- 22 Re-arrange the bike/bin store in Block 5, to allow a new sub-station
- 23 Reduce the projection of balconies in Block 5 from 2.5m to 1.5m
- 24 Addition of dry and service risers in Block 5

The removal of green roofs from blocks 2, 4 and 5 and omission of a number of Juliette balconies (block 2) was not agreed and these requests have been deleted from the proposed amendments.

The applicants submit that the proposed amendments will still ensure that a high quality design is delivered, which respects the Grade II listed Randalls building and the Old Fire Station building. The applicants point out that the amendments will not alter the land use, quantum of development, layout, access arrangements or parking provision. The scheme will provide much needed new housing on a sustainable, brownfield site in Uxbridge town centre. It is therefore important that the scheme is amended in a way which allows it to be viably delivered.

In agreeing the amendments proposed under the Section 73 application, the applicant has requested that the wording of Condition 2 is amended to refer to the updated drawings references. Furthermore, the applicant has requested that the wording of conditions 4 (Levels), 5 (Materials), 6 (Landscape scheme), 7 (Sustainable water management), 8 (Ecological enhancement), 13 (Contamination), 14 (Sound insulation), 15 (Plant, machinery), 16 (Sound insulation), 17 (Construction Environmental Management Plan), and 18 (Air Quality) be updated to require the development to be completed in accordance with the already approved details (where applicable) and that any wording in the conditions prohibiting the commencement of development should be removed.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission (ref. 41309/APP/2016/3391) was approved, subject to 26 conditions, and LBC (ref.41309/APP/2016/3392) was approved on 14 September 2016, subject to 18 conditions for the following:

"Change of use of the ground and part first floor of the Randalls building from Use Class A1 to Use Class A3 (flexible use within Use Class A1/A3 for the island display cabinet); conversion of part of the first floor from Use Class A1 to Use Class C3 (residential); addition of a second storey roof top extension to provide residential apartments (Use Class C3) and external restoration works; the erection of three new residential blocks (Use Class C3) ranging from 3 to 6 storeys in height, a new ground floor commercial unit (Use Class A1/A2/A3), conversion of the Old Fire Station Building to duplex apartments (Use Class C3); the provision of associated landscaping, car parking and associated works, to provided 58 residential units in total and

750 sqm of commercial floorspace, involving the demolition of the 1960's extension to the Randalls building, caretakers flat and warehouse buildings."

Following this, a number of conditions have been discharged for both the planning permission and the LBC.

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.E4 (2012) Uxbridge
- PT1.E5 (2012) Town and Local Centres

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.
BE26	Town centres - design, layout and landscaping of new buildings
BE27	Advertisements requiring express consent - size, design and location
BE28	Shop fronts - design and materials
BE29	Advertisement displays on business premises
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
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 2	Reducing Carbon Emissions
DMEI 9	Management of Flood Risk
DMH 2	Housing Mix
DMH 7	
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 13	Shopfronts
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 2	Listed Buildings
DMHB 4	Conservation Areas
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
DMTC 1	Town Centre Development
DMTC 2	Primary and Secondary Shopping Areas
DMTC 4	Amenity and Town Centre Uses
S6	Change of use of shops - safeguarding the amenities of shopping areas
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **30th May 2019**

5.2 Site Notice Expiry Date:- **30th May 2019**

22nd May 2019

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. The application has been advertised as a development that affects the character and appearance of the Old Uxbridge Conservation Area and the setting of the Grade 2 listed building, Randalls.

52 adjoining owner/occupiers have been consulted and site and press notices were also posted. No responses have been received to the neighbour consultation.

Internal Consultees

ACCESS OFFICER

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

FLOOD AND DRAINAGE OFFICER

The application appears to suggest that there are changes to the drainage condition 7 but no information submitted which shows the changes in order to consider if these are acceptable.

Objection to the minor non material amendments which appear to seek to remove the green roofs proposed as they do not work with PV. This is not a suitable justification. PVs work well with any living roofs and, roof can be designed appropriate as more brown roofs which has less vegetation but still provides the flood risk benefits. It is not acceptable to remove the more sustainable part of the drainage plan within the site.

A revised drainage plan does not appear to have been submitted to demonstrate even if with the removal of the green roofs that adequate controls and storage can still be provided in such a restricted site.

(Officer Note: The green roofs have been reinstated on the new build blocks. Outstanding drainage issues are addressed by condition).

HIGHWAY ENGINEER

As a bicycle stacking arrangement is now proposed for block 5 which therefore avoids any potential loss of provision, there are no other highway specific comments made on this s73 application.

URBAN DESIGN AND CONSERVATION OFFICER

History, Listing and Conservation Area Status of Randalls Department Store

Randalls was built as a department store in 1938 to a striking modernist design, by William L. Eves, a well-known local architect. It is relatively small in size, being of two storeys with a tall tower feature, with projecting rectangular double turret on one corner. The building is narrow and linear in form, the horizontality of its design being accentuated by its flat roof, the bands of brown Carraraware on the cream faience of the front parapet and tower, the long canopy projecting over the pavement, and the continuous heads and sills of the windows at first floor. The department store was in the same family ownership and use throughout its existence, closing only in December 2014. As a result, the

open character of the ground and first floors, the grand staircase and some of the original internal fittings still survive. The listing description identifies the reasons for its designation as being external and internal:

- Its Modernist design
- Its intact shop front and rare island display unit
- Its interior detail which, whilst quite plain, survives well and includes the cash desk, pneumatic tubes and functional delivery area features

The store was extended in the 1950's to the west with a single storey addition, with an upper storey added in the 1960's. The whole building was listed Grade II in 2010. The curtilage includes the former fire station, a very attractive red brick Victorian building (which is thus deemed to be listed Grade II) and the whole site has been included in the Old Uxbridge and Windsor Street Conservation Area.

Consented Scheme

Listed building consent and planning permission was previously granted for similar works on 16th June 2017 under applications 41309/APP/2016/3392 (lbc) and 41309/APP/2016/3391 (pp). The current scheme proposes a number of amendments. The changes relate to internal layout, facade alteration as well as amendments required following further investigation of the site and design development.

Proposed Scheme

The amended proposals have been prepared following pre-application discussions with the Council. Notwithstanding the pre-application advice, further changes have been made to the scheme that were not previously discussed and some of these elements raise conservation and design concerns.

Condition of Listed Buildings

The building was in good condition when it closed as Randalls Department Store in December 2014. After a flurry of commercial interest, it was bought by Inland Homes in the Spring of 2015 and has been in their ownership ever since. The consented scheme is currently being implemented with much of the reinforced concrete framing for the new build now largely complete and repairs being undertaken to the facade of the front facade.

The Old Fire Station

This little Victorian building is listed by virtue of its location within the curtilage of Randalls. It also stands within the Old Uxbridge and Windsor Street Conservation Area. The building had been in use as a bicycle repair workshop, and its condition is considered to be fair. The consented scheme to convert the former fire station to residential accommodation is currently being implemented on site.

2. LISTED BUILDING PROPOSALS

The Proposed Demolitions

It is proposed to demolish and redevelop the post 1930's wing entirely and to demolish elements of the rear of the 1938 building, including the caretaker's flat, to create better separation distances for the blocks to the rear. Internal demolitions include the relocation of the cash desk and pneumatic

tube system (included specifically in the listing description as being of interest) on the ground floor, the relocation of the loading bay staircase, and the removal of some small internal rooms and cloakrooms.

The Proposed Internal Alterations to Listed Building

At ground floor, it is proposed to retain the shop frontage and island unit and keep the majority of the interior open plan at ground level, save for the insertion of a commercial kitchen along the rear wall, and the introduction of subdivisions to provide two storage rooms, customer WCs and two studio flats at the rear.

At first floor, it is proposed to retain about a third of the area as open-plan commercial space, reached via the main staircase, while the remaining two-thirds would be subdivided into six flats. On the roof, it is proposed to build an upper floor with six flats.

The majority of the works were consented to in the previously approved schemes. The additional amendments to the interior under the current scheme are relatively minor introducing and altering the position of partitions that would cause no further harm to the listed building than those previously approved.

External Alterations

New second storey

The most significant changes proposed under the consented scheme occur to the new second storey which it is now proposed to be increased in height by 955mm. This is being proposed due to constructional requirements and the need to respect the architectural fabric of the listed building by introducing a new floor directly above the existing roof surface. This proposed increase in height will make it a slightly more prominent addition from the street. Balancing up the need to provide an internal floor to ceiling height of 2.4 metres and that the additional storey will be set back five metres from the front parapet and that an additional storey is proposed / being built at no. 5 Vine Street, it is considered that the height increase would not adversely affect the listed building and wider conservation area.

Roller Shutter

The roller shutters to the rear loading area are now proposed to have a glass screen placed externally to help insulate the building. The screen can be supported so that there is no requirement to introduce an internal stud wall that would encase the roller shutter mechanism. The glass screen will ensure that the mechanism will still be visible and the loading bay's appearance not harmed. The elevational drawings of the screen are shown on drawing AD(1)420 Rev: C and are acceptable, however, sectional drawings at a scale of 1:2 will also need to be provided. This could be controlled by condition.

Front windows

Further investigation has now been undertaken on the first floor front windows. The bottom corners have substantial corrosion, which in some cases, has rusted through to the inside. It was also observed that many of the glazing bars have also extensive corrosion. The windows could be technically repaired but are likely to require frequent ongoing repairs given the state of the metal work. It is considered that the windows have come to the end of their serviceable life and that it would now be in the interests of the building that they are replaced on a like for like basis as part of the refurbishment works. The submitted drawings and a sample frame seen on site demonstrate

that the replacement windows would be like for like and are considered acceptable. Single glazing will be reintroduced and held in place with hardwood beading to the inside. The existing shaft and lever gearing mechanism for opening the windows are still in good serviceable condition and will be reused for the new windows. Balancing up the condition of the existing windows and the quality of the replacements on a like for like basis the proposal can be supported and the character and special interest of the listed building would not be harmed.

Rear windows and lantern lights

The existing rear windows have consent to be removed and replaced with aluminium. The new scheme and submitted detailed drawings show that the new windows to the rear will now be replaced with more appropriate slender W30 steel windows. These will be an improvement on the previously consented scheme and are acceptable.

The current condition of the rear lantern lights and glass roof over the loading bay has been viewed on site along with a condition report. It is considered that their condition has deteriorated to such an extent that replacement is now necessary given the condition of the glazing and steel frames. The frames will be replaced like for like including traditional lead detailing that the character and appearance of the building would not be harmed.

Fire Station

Amendments to the consented fire station scheme are minimal and relate to the external windows and doors. The detailed design of these were discussed at pre-application stage and respect the original character of the curtilage listed building and supported.

Commercial User

As any commercial use will have implications for the character of the interior of the former Randall's department store, it will be important to identify the user as soon as possible in the planning process. It is understood that discussions have been taking place with a restaurateur, and the ground floor appears to have been set out to reflect their requirements, but there has been no confirmation of a formal arrangement.

3. LEVEL OF HARM AND PUBLIC BENEFIT

During the negotiations, the proposals have been modified to show a reduction in the numbers of second floor flats, and the relocation of their front walls to a position 3 metres behind the back of the tower, their terraces removed. The second floor would still be relatively unobtrusive in views from the street despite its increase in height.

Also the retention of most of the ground floor and two-thirds of the upper floor for an open-plan commercial use has improved the ratio between commercial and residential.

The subdivision of so much of the first floor into flats is an irreversible and destructive usage and it will lead to an individualism which will be very apparent in views of this robust building from the street. Although this element of the scheme is very much to be regretted, overall, it is considered that the proposals would lead to just less than substantial harm to the building's significance. This balance would be quickly lost however, if any subsequent amendments were to lead to an increase in the residential elements of the scheme, greater subdivision of the interior or loss of more of the original fabric.

The NPPF para. 134 states that "where a development proposal will lead to less than substantial

harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

There are only two potential areas of public benefit arising from this scheme: the proposed restaurant use, which would enable the public to access the building once again and enjoy its interior on both the ground floor and part of the first floor; and the repairs to the exterior, which would include the reinstatement of the clock. (NB Given that the building has been in the developer's ownership for most of the time it has been vacant, 'bringing it back into beneficial use' is not considered relevant in this case.) These two spheres of public benefit would just about justify the harm identified to the significance of the building.

A restaurant use could probably be considered as the 'optimum viable use', but if there is any change to this proposed use, this area of public benefit would be likely to be significantly reduced.

Block 2 Concerns

The amended drawings for Block 2 received on the 5th July 2019 have not addressed my concerns. The amendments have done little to improve the appearance of the block and there are still concerns with the design detailing which is not of the same quality as those previously permitted. The Juliet balconies now project from the facade and do not stretch between the pilasters as the consented railings. The pilasters are also not followed through onto the upper storeys. The consented scheme also had string courses between the pilasters directly below the balconies and these also played an important part in the modelling of the building.

The link building between Block 2 and the Randalls building was originally to be finished in a bronze coloured cladding and played an important part in visually separating the listed building from the new block of flats allowing the architectural composition of the original facade to be fully appreciated. There are concerns that the introduction of cladding the same as Block 2 that butts up to the Randalls building would be too similar in colour / finish to the original faience resulting in the original composition becoming less discernible. The bike store to the link has also been changed to a blank panel creating a dead frontage with louvered entrance door. The consented scheme had a much more attractive screen that contributed to the architecture of Block 2 and the street scene.

With respect to the materials of Block 2 it is unclear if the cladding is to have open joints or closed mortared joints. Mortared joints would be the appropriate finish as this will give the building a more solid appearance. We will need to see samples of this cladding to be able to make an informed decision and I would suggest that a sample panel is erected on site (This could be conditioned if the proposals are minded for approval).

For the above reasons there are still concerns with Block 2 and it appears that the quality of the architecture is being compromised in an attempt to reduce costs? Given the importance of this corner site within the Old Uxbridge / Windsor Street Conservation Area and its relationship to the listed buildings the changes to Block 2 are not supported. As previously stated the facade treatment should revert back to the quality of the consented scheme if it is to be supported.

No objection is raised to the other alterations to blocks 4 and 5 which will not harm the setting of the listed building beyond which has already been consented to on the previously approved applications

Additional Response: (1/8/2019)

I have looked through the amended drawings and can confirm that they have addressed the concerns raised and the scheme has reverted back to a similar appearance as the one that was originally consented. However, concerns are still raised with the materials and I am unconvinced that the ceramic finish comprising Shackerley SHG Lopar LO 01 Natural would be a suitable choice for

the location. Other important considerations for the ceramic cladding will be how it is coursed, sized and laid out will be important along with how the pilaster and window / door reveals will be achieved. How the cladding will be jointed up will also be important considerations so that a quality 'solid' finish is achieved. There are concerns that the drawings indicate that an open joint finish is proposed and this suggests the quality and appearance of the ceramic would not be as originally envisaged. For this reason I would suggest the following condition:

Notwithstanding the approved drawings (AE(0)203 Rev: J) and the Randalls External Building Materials Schedule (drawing DOC(0)601 Rev: H) the ceramic cladding (Shackerley SHG Lopar LO 01 Natural) is not hereby approved. Detailed drawings and samples of the ceramic finish as appropriate, in respect of the cladding shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the works is begun and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be maintained. The details shall include the following:

- (a) Sample of ceramic showing corner details
- (b) Elevation and section drawings showing the layout, sizes and courses of ceramic cladding including pilasters and window and door reveals
- (c) Weathering and coping details
- (d) Sample of mortar and jointing finish

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development has been established under the original grant of planning permission ref:41309/APP/2016/3391 dated 15/06/17. The amendments will not alter the land use, quantum of development, layout, access arrangements or parking provision.

7.02 Density of the proposed development

The density of the development has been established under the original grant of planning permission (Ref: 41309/APP/2016/3391 dated 15/06/17). There are no changes proposed with respect to the number of residential units.

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

Policy HE1 of the Local Plan Part 1 aims to conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape. The policy actively encourages the regeneration of heritage assets - particularly those that are currently vacant. Furthermore, UDP Policy BE13 requires the layout and appearance of developments to harmonise with the existing street scene and other features of the area with the Council considers desirable to retain/enhance. UDP Policy BE15 states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the building.

The site is located centrally within the Old Uxbridge/Windsor Street Conservation Area. The scale, mass and use of the proposals will be broadly consistent with the approved plans. The proposed amendments comprise small scale design changes in terms of appearance, heights and minor alterations to the unit layouts. The alterations to the scheme are a result of advice/requirements of sub-contractors, the need to meet Building Regulations and a specialist review of the condition of the existing windows. The main facade of the Randalls building will still be preserved.

Overall the approved development will make a positive contribution to the character and appearance of both the local streetscape as well as the Conservation Area, while also ensuring that the 1930s building remains the most prominent feature of the scheme. The amendments comprise small-scale change to the scheme and it is considered that they have been sensitively designed to respect the character and appearance of the Listed

Building and Conservation Area, through the use of sympathetic materials in accordance with Policy HE1 of the Local Plan Part 1.

The submitted Design, Heritage and Access Statement sets out detailed commentary on the design evolution of the listed Randalls building and listed curtilage buildings, since the previous approval.

BLOCK 1 (RANDALLS BUILDING)

EXTERNAL CHANGES

Penthouse

In order to construct the roof extension to the Randalls building without intrusive alterations into the existing roof structure, it is proposed to increase the height of the penthouse by approximately 0.955m to accommodate grillage above the existing roof, over which the new penthouse floor can be erected. The consented planning scheme made no allowance for an above deck structure, assuming that the new penthouse structure would be integrated with the existing roof. However, the applicants explain that the insertion of structure within the existing roof deck level would result in more disturbance to and loss of existing historic fabric, since existing ceiling joists would need to be removed. Furthermore, breaking out the existing roof would leave the listed building vulnerable to rain water ingress and would represent more disturbance to the existing historic fabric. Given the set back of the proposed upper level its and relationship to neighbouring properties, it is considered that the above deck grillage will offer a more sympathetic solution to the listed building.

Front Windows

A survey commissioned by the applicant, undertaken by a specialist company found that the front windows have areas of bad corrosion, are beyond reasonable repair in situ and beyond economical repair if removed, as the sections used are now obsolete. Furthermore, it is not possible to remove the windows satisfactorily without causing irreparable damage to the frames and surrounding elements. It is therefore proposed to manufacture replacement windows to best replicate the existing appearance. The existing internal 'shaft & lever' gearing will be serviced and retained for authenticity. It is proposed to fit standard ironmongery, which would be more compatible for internal blinds etc. The windows will be single glazed with a 12.8mm acoustic laminate bonded to the rear. Internal glazing beads will be PPC white timber.

Rear Windows

The specialist company referred to above has identified that the windows to the rear are more traditional crittall style steel windows in various states of disrepair and also beyond economical repair. The proposed replacement steel frame 'crittall style' windows are in keeping with the historic character of building and meet all current building regulations, whilst best replicating the existing styles.

The Heritage Statement that supported the consented scheme noted that there is evidence that the rear courtyard was bombed in World War 2 and therefore it is likely that the windows here are not original. This is supported by the fact that they are of a different design to the front windows. Furthermore, it should be noted that the consented proposals involve extensive changes to this elevation, resulting in many new windows. It is therefore

proposed to take a consistent approach to the full replacement of the windows on this elevation.

Glazing and Lanterns

To the rear of the building there are two types of roof glazing - sloping glazing at ground and first floor level, which extends beyond the rear loading bay facade to form an entrance canopy and 2 no. roof lanterns.

Glazing specialists have advised that the existing glazing and framework is at the end of its service life and that it would be unwise to attempt to refurbish the glazing and frames due to their compromised structural integrity. Complete renewal with a single glazed system is therefore proposed for improved insulation values and longevity. The framing profiles and glass would be specified to offer as close a match to the original as possible.

Rear Loading Bay

It was proposed in the consented scheme to dry-line the existing shutter internally, forming a new stud wall to the inside of the loading bay shutters. However, the applicants have highlighted a number of issues with this. Firstly, there are limited fixing points since the glazing extends over the roller shutter and there is no existing bearing for the head of a new wall. In addition, an internal wall would require that the existing gearing be removed and this is viewed as detrimental, since it is an attractive and historically significant feature, visually describing the working of the loading bay.

Since the separation of the roof glazing sits to the outside of the roller shutters, it is proposed to glaze the entire opening externally at this junction. This would mean that the rolling shutter would still be visible, internally and externally and the gearing could remain in situ. The rolling shutter will remain openable for cleaning and maintenance of the glass and be left in a partially open state. It is considered that this solution will be less detrimental to the historic fabric and integrity of the building.

Plant Room

It is proposed to retain, rather than demolish, the former plant/boiler room which is at sunken level to the rear corner. This plant room is ideally suited in size and location for the booster (water) tank that is required for the water supply to the development. This is welcomed as it means a reduction in loss of historic fabric, if demolition is not implemented here.

The Urban Design and Conservation Officer raises no objections to the external changes to the Randalls building, which are not considered to harm the character and appearance of the building.

INTERNAL CHANGES

The majority of the internal changes are addressed in the associated Listed Building Consent application.

Commercial Unit

It is proposed to remove the passenger lift connecting the ground and first floors of the commercial unit. If the lift were to be retained in the scheme, further WC provision would be required at first floor since provision for a wheelchair WC was not included at planning stage. At this time the applicants anticipate that the commercial unit will have a single tenure and will have the same service available on both floors. Therefore removal of the lift will comply with accessibility requirements. It should however be noted that the proposed commercial layout is indicative, since it is unknown who the tenant will be or what their requirements for the space will be at this stage. A further application for Listed Building Consent would be submitted in due course as and when this information is available, if it varies from the consent.

Residential Units

It is proposed to extend the 2 no. apartments at ground floor to utilise the lobby space to the rear of the former loading bay. This additional space improves the accommodation for future occupiers by enlarging the living/kitchen/dining room and bedroom and increasing provision of storage space. Retention of the wall between the lobby (former loading bay) and apartments (former stores) means a small reduction of loss of historic fabric.

A fire lobby is required to protect the escape stair from the ground floor flats, this will be provided with a wall to align with the existing brick wall over. The high-level timber fronted storage cupboards with the inner lobby will be retained in-situ and fire treated with intumescent varnish.

BLOCK 2

External Appearance

As part of this submission, it was originally proposed to omit a number of the Juliette balconies in Block 2, and to replace glass with railings. However, officers raised concerns that the architectural quality of Block 2 would be compromised. The approved scheme also had contrasting ceramic cladding to the set back storeys which also added visual interest to the building. In addition, the "connecting" link between the Randalls department store and Block 2 also would be ceramic rather than bronze metal cladding and the important visual break between the two blocks would now be lost. As a result of the proposed changes Block 2 and the link would now appear rather bland and lack the architectural richness of the previous scheme.

In response to these concerns, the applicants have submitted amended plans detailing contrasting cladding on the top floor set-backs, and contrasting ceramic cladding to the "link" that coordinates with the inclusion of contrasting ceramic cladding to the set-backs.

With regard to the removal of the Juliette balconies, given the sensitivity surrounding this corner of the site, the applicant has reintroduced bronze coloured metal railings in front of these windows to coordinate with the balcony railings on the West elevation and add back the architectural richness that the officers feel has been lost.

However, the Urban Design and Conservation Officer still raises concerns with regard to the materials for Block 2. The ceramic cladding (Shackerley SHG Lopar LO 01 Natural) is not considered a suitable choice. It is therefore recommended that a condition be attached to any approval, requiring detailed drawings and samples of the ceramic finish as appropriate, in respect of the cladding, including corner details, elevation and section

drawings showing the layout, sizes and courses of ceramic cladding, including pilasters and window and door reveals, weathering and coping details and a sample of mortar and jointing finish.

It is proposed to increase the height of this block by 1.176m, compared to the consented scheme, as the intermediate floors and roof of the consented scheme do not allow sufficient depth to accommodate the structure and insulation required to meet the statutory requirements, nor does it allow for an upstand (parapet) required to avoid the need for a facade mounted gutter system.

It is considered that given the previously permitted height of the block and the views from within and around the site, it is unlikely that the increase in height would be noticeable. No objections are therefore raised on design grounds.

BLOCK 3 (FIRE STATION)

It is proposed to make changes to the internal layouts of Block 3. The planning consented scheme proposed removal of all internal structures with the sole exception of the 2 spine walls running east to west which were retained to form the Party walls between the three proposed duplex units. The revised plans propose minor internal changes to the new elements only, in order to achieve compliance with the Building Regulations and to improve the standard of accommodation for occupiers. The changes are considered as minor, do not affect the external appearance of the building and since they are changes to new internal elements, will not affect any historic fabric that is not already consented.

It is proposed to replace the front first floor windows of the fire station in timber rather than aluminium and to replace the side window in steel frame sections to match. It is considered that this combination better reflects the character of the existing building.

BLOCKS 4 and 5

The design evolution of the new build elements (Blocks 4 and 5) are considered in subsequent sections of this report. The Urban Design and Conservation Officer raises no objection to the alterations to Blocks 4 and 5, which are not considered to harm the setting of the listed building beyond which has already been consented to on the previously approved applications.

Overall, it is considered that the changes to the approved scheme will maintain a built form that is appropriate to its Conservation Area context and will improve the townscape character of the area. The proposals will conserve and enhance the setting for the retained Randalls building and also enhance the quality of the conservation area, in compliance with Policy HE1 of the Local Plan Part 1, Policies BE4 and BE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), relevant London Plan Policies and the NPPF.

7.04 Airport safeguarding

There are no airport safeguarding considerations relevant to this application.

7.05 Impact on the green belt

The site is not located within or adjacent to any Green Belt. Therefore, this is not a relevant consideration for the determination of the proposal.

7.06 Environmental Impact

The proposal would not have any environmental impacts over those considered within the

original grant of planning permission ref: 41309/APP/2016/3391 dated 15/06/17.

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 scale, siting and appearance of the new buildings would remain fundamentally the same as the approved scheme and the resultant buildings are considered to be appropriate in relation to the surrounding context of the site. The design evolution of the listed Randalls building (Block1) and listed curtilage buildings (Blocks 2 and 3) have been considered in the previous heritage section of this report.

NEW BUILD BLOCKS 4 & 5

The changes proposed are a result of detailed design evolution. Block 2 is retained as ceramic cladding as per the planning consent. However, the applicants submit that the broad-brush use of ceramic cladding across the entire scheme is not economically viable, given that it is one of the most expensive cladding options on the market. Instead of ceramic cladding, Blocks 4 and 5 are now proposed to be all brick. Simple decorative banding (including brick soldier courses) is proposed, to correspond to the neighbouring buildings and subtly emphasise the horizontality of the Art Deco building and the stepped features of the new blocks themselves. The overall colours remain muted and complimentary to the cream faience cladding of the main Randall's building.

Windows

It is proposed to reduce the window heights from 2.4m to a standardised 2.1m height in order to accommodate the floor structure whilst also allowing a soffit internally to which curtains/blinds might be fitted without the need for a step in the ceiling behind the window openings. The overall appearance and the rhythm of the facades remains the same and is in keeping with the planning approved scheme.

Layout

It is proposed to pull back the front facade of Block 4, which adjoins block 3 (the Fire Station) by 337.5mm, in order to improve the junction between the two buildings (as proposed the front corner of block 4 stood above the roof line of the end gable to block 3). In order to gain back the internal area required it is proposed to increase the length of the

building by the same amount (337.5mm). It is considered that the change will be negligible in appearance, whilst improving the relationship between the new block and the listed Fire Station.

It is proposed to incorporate a meter store adjacent to the bin/bike store in block 4, since it is a requirement to have the gas meters easily accessible by residents 24 hours and they must open to fresh air. It is considered that this will have a minimal effect on the appearance of the facade, since it is recessed under a canopy.

Heights

External Heights - It is proposed to increase the height of the buildings as the intermediate floors and roof of the consented scheme do not allow sufficient depth to accommodate the structure and insulation required to meet the statutory requirements, nor did it allow for an upstand (parapet) required to avoid the need for a facade mounted gutter system.

The increased heights of each block as compared to the consented scheme are as follows:

Block 4 - 0.870m

Block 5 - 1.436m

It is considered that given the previously permitted height of the blocks and the views from within and around the site, it is unlikely that the increase in height would be noticeable. No objections are therefore raised on design grounds.

Internal Heights - While the London Plan makes a recommendation that floor to ceiling heights be 2.5m it is proposed that the floor to ceiling heights to the new blocks be 2.4m; firstly, to increase the internal floor to ceiling heights would mean increasing the external heights further; secondly 2.5m high walls result in a high amount of building waste. 2.4m is a standard internal room height and the full height glazing proposed to all residential units will mean the units will be well served by natural light. Therefore the proposal will not be detrimental to the amenity of future occupiers, but will represent a more environmentally friendly solution resulting in less waste.

It is proposed to re-arrange the bin and bike store in Block 5, in order to incorporate a sub-station which thus avoiding the need for an external sub-station. A stacking system for bicycle parking will be incorporated so that the required number of bicycles can be accommodated.

It is proposed to re-situate the ground floor wheelchair unit into block 4 and to create a 2 bedroom, rather than one bedroom unit at ground floor.

It is proposed that the projection of the protruding balconies be reduced from 2.5m to 1.5m in order to avoid structures increasing in depth requiring a further increase in building height. It is noted that 1.5m deep balconies would still meet the requirements of the London Plan policy.

Other internal layout changes include the addition of service risers and dry riser to meet the Mechanical & Electrical, structural and Building Regulations requirements.

Roof finishes

As part of this submission, the applicants originally requested the deletion of the green roofs on blocks 2, 4 and 5, on the basis that green roofs will not be sustainable with the level of PVs required, given that the number of PVs would give almost full roof cover. Following concerns raised by officers, the green roofs have been reinstated as per the approved scheme.

Materials

The new residential blocks including the new corner building replacing the 1960's extension (Block 2) have all been sensitively designed in terms of height, scale, mass and materials and as such it is considered that the proposed development will both enhance the character and appearance of the Conservation Area and the setting of the listed building. Subject to details of cladding for Block 2 being agreed, it is considered that the material palette of the architecture will reflect the surrounding context.

Cladding and brickwork of blocks 4 and 5 will be used in varying ways to give each building a different character, while still identifying them as part of a coherent scheme. Nevertheless it will be important to ensure that appropriate materials and landscaping are secured by condition.

It is recommended that the external materials condition be varied so that details of all materials and external surfaces shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun, rather than prior to commencement of the development as a whole, as works have already commenced on the site for the consented scheme.

Similarly, it is recommended that the proposed ground levels and finished floor levels condition be varied so that the works are carried out strictly in accordance with the approved drawings, rather than a requirement to submit level details for approval prior to commencement of the development as a whole.

The Urban Design and Conservation Officer raises no objection is raised to the alterations to blocks 4 and 5, which are not considered to harm the setting of the listed building beyond which has already been consented to on the previously approved applications.

Subject to compliance with the above mentioned conditions, it is considered that the scheme is compliant with Part 1 Policy BE1 of the Local Plan, Policies BE4, BE13, BE14, BE15, BE18, BE19 and BE26 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

The proposal would not have any amenity impacts over those considered within the original grant of planning permission: Ref: 41309/APP/2016/3391 dated 15/06/17.

7.09 Living conditions for future occupiers

It is proposed that the projection of the protruding balconies in Block 5 be reduced from 2.5m to 1.5m, in order to avoid structures increasing in depth, requiring a further increase in building height. Although there will be a slight decrease in external amenity space provision in the form of terraces and balconies from 523 sqm to 345.5sqm, the balconies will remain functional. It is noted that 1.5m deep balconies would still meet the requirements of the London Plan policy. In addition, the scheme will still provide 388 sqm of shared space in the form of a courtyard, garden and recreation area, including an appropriate level of children's play.

Given the location of the site within a town centre and the proximity of the site to outdoor recreational areas, the amenity space provided is considered acceptable, in compliance with the Hillingdon Design and Accessibility Statement (HDAS) Residential Layouts and Policy BE23 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012).

It was originally proposed to divide bedrooms and living space in the studio apartments with glazed screens rather than wardrobes, in order to allow natural light into the sleeping areas and to enlarge and improve the amenity of those spaces for occupants. However, this was not agreed, as it would mean that the studio flats would become in effect one bedroom apartments.

The studio apartments are therefore to remain as open plan layouts.

There are minor changes to the internal layouts of some of the units but all units remain compliant with national floorspace standards and it is not considered that these modifications would impact on the living conditions of future occupiers to a detrimental degree.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would not have any transportation impacts over those considered within the original grant of planning permission: Ref: 41309/APP/2016/3391 dated 15/06/17.

7.11 Urban design, access and security

Issues of design and access have been discussed elsewhere in the relevant sections of this report. With respect of security, it is not considered that the proposal would have any significant adverse impacts. A condition would ensure that the scheme needed to comply with Secured by Design Standards.

7.12 Disabled access

It is proposed to incorporate 4no. of the 6no. wheelchair units into block 4, which is designated for the site's affordable housing provision. These will be stacked over 4 floors. The proposal would not have any accessibility impacts over those considered within the original grant of planning permission: Ref: 41309/APP/2016/3391 dated 15/06/17.

7.13 Provision of affordable & special needs housing

The original grant of planning permission secured 9 dwellings which are to be provided as affordable housing, to be constructed within the development and the sum of £200,000 towards the off-site provision of Affordable Housing within the Authority's Area. Since there is no uplift in the number of units, it is recommended that this obligation be carried forward, in the event that this application is approved.

7.14 Trees, Landscaping and Ecology

The proposal would not significantly alter the development in terms of landscaping, trees and ecology from the scheme previously agreed within the original grant of planning permission (ref: 41309/APP/2016/3391 dated 15/06/17).

It is recommended that the landscaping condition be varied so that a landscape scheme shall be submitted to and approved in writing by the Local Planning before the relevant part of the work is begun, rather than prior to commencement of the development, as works have already commenced on the site.

Similarly, it is recommended that the condition requiring ecological enhancements be varied so that details be submitted to and approved in writing by the Local Planning before the relevant part of the work is begun, rather than prior to commencement of the development, as works have already commenced for the consented scheme on the site.

7.15 Sustainable waste management

The proposal would not significantly alter the development in terms of waste management or storage from the scheme previously agreed within the original grant of planning permission (ref:41309/APP/2016/3391 dated 15/06/17).

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. Part B of the policy currently requires non domestic buildings to achieve a 35% improvement on building regulations 2013. Parts C & D of the policy require proposals to include a detailed energy assessment.

The proposal would not alter the development in terms of renewable energy/sustainability from the scheme previously agreed within the original grant of planning permission (Ref:41309/APP/2016/3391 dated 15/06/17).

The project is part refurbishment, part new build. 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 listed building means that the application of zero carbon standards is heavily constrained.

As part of the consented scheme, it was agreed that whilst photo voltaic panels (PVs) would be appropriate on the new build, they would not be a suitable solution on the Randalls building itself, given its heritage status. The Energy Strategy submitted with the original 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.

Given this, the applicant would be willing to pay a carbon offset payment of £31,666, rather than provide adequate renewable technologies on site (calculated to achieve a zero carbon standard). It is recommended that this obligation be carried forward, by way of a deed of variation to the original S106 Agreement, in the event that this application is approved.

Subject to a legal agreement securing the carbon off set 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

There are no specific flooding or drainage issues associated with this application, and the proposal would not alter the development in terms of drainage or flood risk.

It is recommended that the flood and drainage condition be amended so that water management and SUDs details be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun, rather than prior to commencement of the development, as works have already commenced on the site. 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

The proposal would result in no additional impacts on noise or air quality over those considered within the original grant of planning permission (Ref:41309/APP/2016/3391 dated 15/06/17).

7.19 Comments on Public Consultations

All matters are addressed elsewhere within this committee 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 original grant of planning permission secured the following planning obligations by way of a legal agreement:

- (i) Transport: All on site and off site highways works as a result of this proposal, including improvements to the site access.
- (ii) Affordable Housing
- (iii) Construction Training:
- (iv) Air Quality: The applicant provides a financial contribution in the sum of £12,500.
- (v) Travel Plan
- (vi) Carbon offset contribution of £31,666
- (vii) A Management and phasing Plan to secure the long term maintenance of the Randalls building
- (viii) 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.
- (viii) Town Centre contribution. A figure of £87,000 has been agreed for public realm improvements to Uxbridge Town Centre.
- (viii) 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 agreed to these obligations under the previously consented scheme, which were secured by way of a S106 Agreement. Since there is no uplift in the number of residential units, or increase in commercial floor area, it is recommended that these obligations be carried forward, by way of a deed of variation to the original S106 Agreement, in the event that this application is approved.

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

There are no enforcement issues associated with this site.

7.22 Other Issues

CONTAMINATION

The proposal would result in no additional impacts on contamination over those considered within the original grant of planning permission (Ref:41309/APP/2016/3391 dated 15/06/17)

It is recommended that the contamination condition be amended so that the development

shall be carried out in accordance with land contamination details/measures already approved under decision ref. 41309/APP/3885, unless otherwise agreed in writing by the Local Planning Authority (LPA), rather than prior to commencement of the development, as works have already commenced on the site.

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

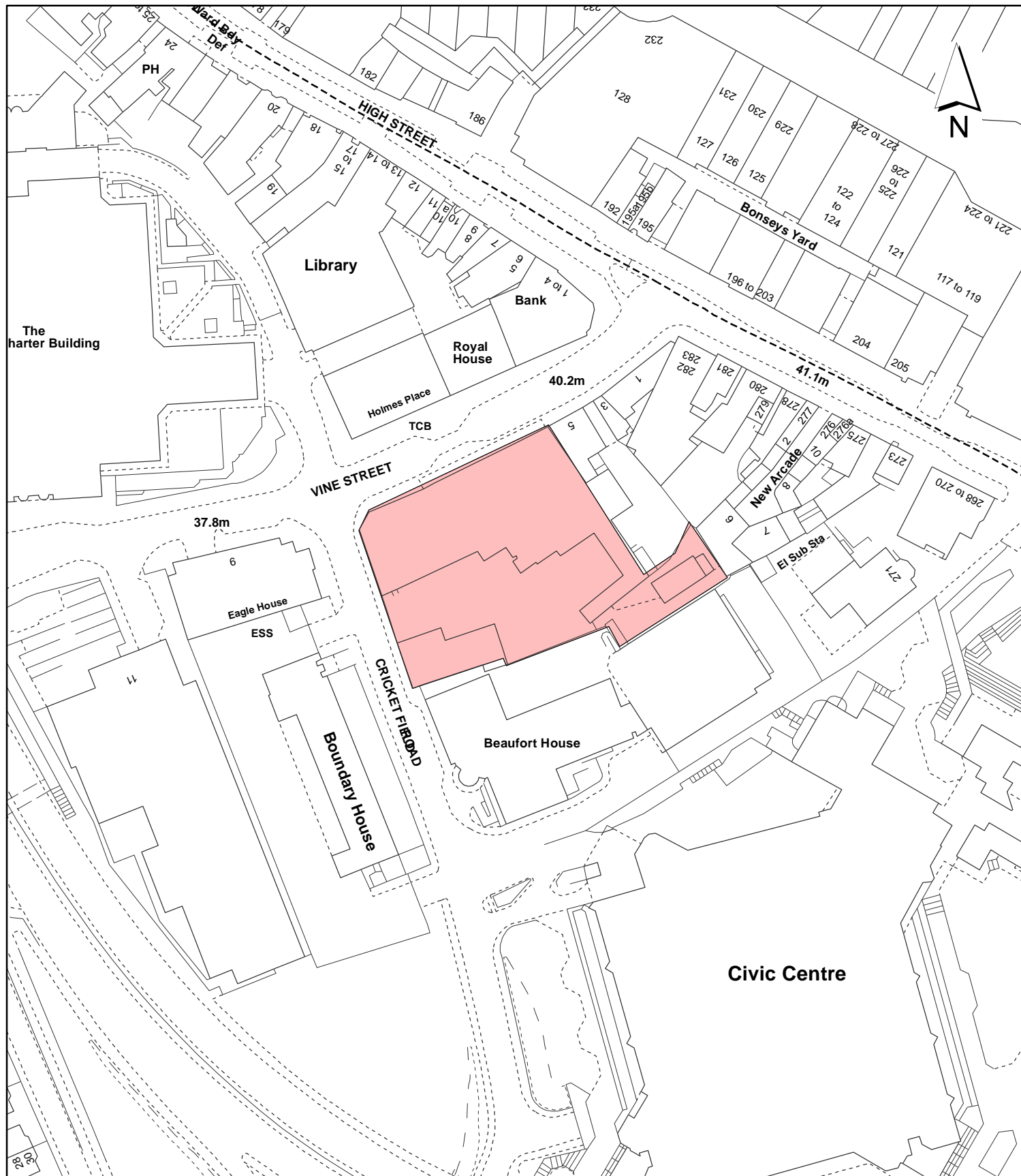
In the context of the approved development, the proposed amendments are minor in nature and comprise small-scale design changes. Subject to conditions and a S106 Agreement, the proposed minor amendments to the approved development will still ensure a high-quality scheme that has regard to the setting, scale and character of the Randalls building and the character and appearance of the Conservation Area, in compliance with relevant planning policy.

11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019)
London Plan 2016
National Planning Policy Framework (NPPF) 2018
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)

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Notes:

 Site boundary

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Site Address:

**Randalls
7-9 Vine Street
Uxbridge**

Planning Application Ref:

41309/APP/2019/1265

Planning Committee:

Major

Scale:

1:1,250

Date:

August 2019

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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