

Report of the Head of Planning, Transportation and Regeneration

Address 401 UXBRIDGE ROAD HAYES

Development: Section 73 application (Minor Material Amendment) to vary Condition 2 of Planning ref: 23799/APP/2017/4648 for the demolition of existing day care centre and erection of a new primary healthcare facility for two GP surgeries plus two storey residential scheme above comprising a total of 20 flats (4 x 1-bed, 14 x 2-bed and 2 x 4-bed), new car parking and all associated external works and landscaping namely for alterations to the building height, plans, elevations, layouts and to re-position canopy and hard and soft landscaping

LBH Ref Nos: 23799/APP/2019/2850

Drawing Nos: WMCF-OA-A-B1-M3-0001-ZZ-Sheet - 2400
5500 Rev. P4
5110 Rev. P6
4110 Rev. P2
3230 Rev. P5
3220 Rev. P6
3210 Rev. P6
3200 Rev. P8
2100 Rev. T6
2017/D/232/P/01

Date Plans Received:	28/08/2019	Date(s) of Amendment(s):	24/10/2019
Date Application Valid:	10/09/2019		06/12/2019
			04/09/2019

1. SUMMARY

Permission was granted under planning ref: 23799/APP/2017/4648 for the demolition of existing day care centre and erection of a new primary healthcare facility for two GP surgeries plus two storey residential scheme above comprising a total of 20 flats (4 x 1-bed, 14 x 2-bed and 2 x 4-bed), new car parking and all associated external works and landscaping.

The principle of a GP surgery and 2 floors of residential accommodation has been established by virtue of the extant permission. This application seeks minor material amendments to the consented scheme namely:

- to increase the building height by 1m;
- relocation of the entrance canopy; and
- associated alterations to the windows, doors, car parking layout and landscaping.

It is considered that the proposed changes are appropriate within the streetscene. The proposal does not alter the density of the proposal and continues to provide a good layout for both the GP facility and the residential units on the upper floors. The proposed amendments would not have an adverse impact on the living conditions of surrounding occupiers in terms of over dominance, loss of privacy and loss of daylight/sunlight.

This application is recommended for approval subject to a Deed of Variation to secure this consent against the original consent.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Transportation and Regeneration to grant planning permission, subject to a Deed of Variation securing the following:

A) That the Council enter into a Statement of Intent/Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure the following:

1. Affordable Housing: 100% affordable (Shared Ownership)
2. Highway Works: S278/S38 for required Highways Works
3. Travel Plan: to include £20,000 Bond
4. Agreement to prevent future occupants from applying for car parking permits within existing and future parking zones/schemes (with the exception of Blue Badge holders).
5. Construction Training: Training Costs: £2500 for every £1m build cost + Coordinator Costs: 28/160 x £71,675
6. Project Management & Monitoring Fee: 5% of total cash contributions.

B) That in respect of the application for planning permission, the applicant meets the Councils reasonable costs in preparation of the Section 106 and/or 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 20 March 2020, 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 contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of affordable housing, highways works, Travel Plan, parking, construction training or project management). The proposals therefore conflicts with Policy R17 of the adopted Local Plan and the Councils Planning Obligations SPG.'

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 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 subject to changes negotiated by the Head of Planning, Transportation and Regeneration to issuing the decision:

1 SP01 Council Application Standard Paragraph

This authority is given by the issuing of this notice under Regulation 3 of the Town and

Country Planning General Regulations 1992 and shall enure only for the benefit of the land.

2 COM3 Time Limit

The development hereby permitted shall be begun before by 28 September 2021.

REASON

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

3 COM4 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:

5500 Rev. P4

5110 Rev. P6

4110 Rev. P2

3230 Rev. P5

3220 Rev. P6

3210 Rev. P6

3200 Rev. P8

2100 Rev. T6

2017/D/232/P/01 Rev. P2

WMCF-OA-A-B1-M3-0001-ZZ-Sheet - 2400; and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

4 COM5 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:

Design and Access Statement December 2017

Transport Statement December 2017

Arboricultural Impact Survey Ref: 2017/D/232/P/12

BREEAM Pre-Assessment 19th December 2017

Air Quality Assessment December 2017

Sustainability Statement December 2017

Noise Exposure Assessment Report 13092-NEA-01 Preliminary

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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

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

Prior to the relevant part of the works, a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage (40 spaces)

2.c Means of enclosure/boundary treatments

2.d Hard Surfacing Materials

2.e External Lighting

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

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

4. Schedule for Implementation

5. Other

5.a Details of signage within car park

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) and 5.17 (refuse storage) of the London Plan (2016).

6 COM7 Materials (Submission)

Prior to above ground works, details of all materials and external surfaces, including details of balconies shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

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

7 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of

the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

8 RES8 Tree Protection/Site Clearance

The development hereby approved, shall be carried out in accordance with the details agreed under application ref: 23799/APP/2019/75 (08-03-19) unless otherwise agreed in writing by the local planning authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 NONSC Parking Management Strategy

Prior to occupation of the development, a Parking Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include details of the operation of the barrier access system, active (4 spaces) and passive (4 spaces) electric vehicle charging points and a review mechanism for the use and allocation of parking spaces. Thereafter, the parking shall be as agreed within the Parking Management Strategy unless otherwise agreed in writing by the Local Planning Authority.

REASON

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

10 COM15 Sustainable Water Management

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker

and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

11 COM31 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

12 NONSC Low Emission Strategy

Prior to above ground works, a low emission strategy has been submitted to and approved in writing by the Local Planning Authority. The Low emissions strategy shall be aligned with The London Councils 'Air Quality and Planning Guidance'; DEFRA Practice Guidance 3: Practice guidance on Measures to Encourage the Uptake of Low Emission Vehicles, February 2009; and Low Emission Strategies: Using the Planning System to Reduce Transport Emissions, Good Practice Guidance prepared by the Beacons Low Emission Strategies, June 2008.

REASON

As the application site is within an Air Quality Management Area and to comply with paragraph 124 of the NPPF, policy 7.14 of the London Plan, and policy DMEI 14 of the London Borough of Hillingdon Local Plan (part 2).

13 NONSC CO2 Reduction

Prior to above ground works, a scheme demonstrating a reduction of 15tCO₂ for 30 years shall be submitted and approved in writing by the Local Planning Authority. The scheme should identify a project or projects offsite that aim to achieve a saving of 15tCO₂ through energy efficiency improvements and/or low or zero carbon technology. No occupation of this development shall occur until identification of the offsite project has been finalised and agreed in writing with the Local Planning Authority. The offsite project must commence within 1 year of the first occupation of this development unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the development contributes to the reduction in CO₂ in accordance with Policy

5.2 of the London Plan.

14 NONSC Zero Carbon Technology

Prior to above ground works, full details of the low and zero carbon technology required to achieve the onsite savings from the 'Be Green' measures as set out in the Energy Assessment (XCO2, December 2017) shall be submitted and approved in writing by the Local Planning Authority. The details shall include location plans of the equipment (air source heat pump) and the necessary roof plans and elevations showing the inclusion of (photovoltaic panels). The development must proceed in accordance with the details.

REASON

To ensure the development contributes to the reduction in CO2 in accordance with Policy 5.2 of the London Plan.

15 NONSC Ecology

Prior to above ground works, a scheme for the protection of existing biodiversity features and the inclusion of enhancement opportunities shall be submitted and approved in writing by the Local Planning Authority. The scheme shall identify measures to be incorporated into the building fabric i.e. living walls and roofs, bat and bird boxes) as well enhancement measures in the landscaping (i.e. nectar rich planting, water features, habitat walls). The development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to the protection and enhancement of biodiversity in accordance with EM8 of the Local Plan.

16 NONSC Demolition and Construction Management Plan

Prior to above ground works, the applicant shall submit a construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

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

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2012).

17 COM30 Contaminated Land

- (i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning

Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

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

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

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(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.

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).

18 OM5 Provision of Bin Stores

Prior to the relevant part of development, details of the on-site waste management, including details of covered and secure facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. The site management regime should ensure that waste collection distances do not exceed a distance of 10m from the highway. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

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

INFORMATIVES

1 I52 **Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
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
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.14	(2016) Improving air quality
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 8	Waterside Development
DMEI 9	Management of Flood Risk
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMH 7	
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for

development control decisions.

4 170 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

5 172 Section 106 Agreement

You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.

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

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

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

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

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The applicant is advised that the grant of planning permission only relates to works within the red line and any works proposed outside of the red line will require a separate planning application.

3. CONSIDERATIONS

3.1 Site and Locality

The site is situated on the southern side of the Uxbridge Road (A4020) in Hayes between Church Road (to the west) and the junction with Central Avenue (to the east). The site is 2,966m² in area and currently comprises a vacant site that is enclosed by hoarding following the demolition of the former day centre.

Adjacent to the site to the south east is a 4 storey residential block on Addison Way. To the

north west is a further 4 storey residential block on Swift Close to which the additional site parking belongs. To the rear/south west of the site is a pedestrian footpath with the rear gardens of two storey properties on Acacia Avenue beyond. The site is just beyond the northern boundary of the Hayes Village Conservation Area and has a PTAL rating of 3.

The site is located within the developed area as allocated by the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

This application seeks to make minor material amendments to vary Condition 2 of Planning ref: 23799/APP/2017/4648 for the demolition of existing day care centre and erection of a new primary healthcare facility for two GP surgeries plus two storey residential scheme above comprising a total of 20 flats (4 x 1-bed, 14 x 2-bed and 2 x 4-bed), new car parking and all associated external works and landscaping.

The changes proposed are as follows:

1. The height of the building would increase by approximately 1m from 11.5m to 12.6m at its highest. The parapet wall is also increasing from the footprint and scale would, overall, remain as consented under planning ref: 3799/APP/2017/4648.
2. It is proposed to re-position the entrance canopy and to install a perimeter roof protection railing. In an email dated 02 December 2019, the agent agreed that the railings could be collapsible.
3. The proposal includes alterations to the hard and soft landscaping is proposed to correspond with the reconfigured entrance canopy.

The applicant was advised post submission that Section 73 applications (which this is) cannot vary the red line on the site location plan agreed under the parent application. Any changes to the ambulance bay provision outside of the current red line cannot be dealt with as part of the planning submission. An informative has been added to this effect.

3.3 Relevant Planning History

23799/APP/2017/4648 401 Uxbridge Road Hayes

Demolition of existing day care centre and erection of a new primary healthcare facility for two GP surgeries plus two storey residential scheme above comprising a total of 20 flats (4 x 1-bed, 14 x 2-bed and 2 x 4-bed), new car parking and all associated external works and landscaping.

Decision: 20-02-2018 Approved

23799/APP/2019/75 401 Uxbridge Road Hayes

Details pursuant to Condition 8 (Site Clearance) of planning ref: 23799/APP/2017/4648 (22/12/19) for demolition of existing day care centre and erection of a new primary healthcare facility for two GP surgeries plus two storey residential scheme above comprising a total of 20 flats (4 x 1-bed, 14 x 2-bed and 2 x 4-bed), new car parking and all associated external works and landscaping.

Decision: 08-03-2019 Approved

23799/G/96/0962 Former Peter Pan Day Nursery, 401 Uxbridge Road Hayes
Erection of a single storey day centre for adults with learning difficulties (outline application)

Decision: 31-07-1996 Approved

23799/H/97/0052 Former Peter Pan Day Nursery, 401 Uxbridge Road Hayes
Erection of single storey day centre for adults with learning difficulties (involving demolition of existing building) and provision of new access point to Addison Way

Decision: 27-03-1997 ADH

Comment on Relevant Planning History

The most relevant history is referenced above.

It is noted that since planning permission was granted under ref: 23799/APP/2017/4648 (28-09-18). The site is currently enclosed by construction hoarding.

4. Planning Policies and Standards

Development Plan

1.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.2 The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Saved UDP Policies (2012)
The London Plan - Consolidated With Alterations (2016)

1.3 The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Consolidated with Changes July 2019)

1.5 The GLA consulted upon a draft new London Plan between December 2017 and March

2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October.

1.6 The Mayor is currently considering the Panel report and recommendations and is preparing an 'Intend to Publish' version of the London Plan, which will be sent to the Secretary of State alongside with a schedule of the panel's recommendation and the Mayor's response to them. It is envisaged the Intend to 'Publish version' of the Plan will be sent to the Secretary of State by the end of the year.

1.7 Until the stages outlined above are passed, it seems that in general terms only limited weight can and should be attached to the new London Plan. Some greater weight at this stage can be attached to policies which have been found acceptable by the Panel (either expressly or by no comment being made) or are subject to only minor amendment. However, anything that remains subject to the Inspector's recommendations can arguably be said to still attract very limited weight until at least the Mayor has published his report. The weight will then increase as matters become clearer through the outstanding statutory steps being completed.

Proposed Submission Local Plan Part 2 with Main Modifications (March 2019)

1.8 The Revised Proposed Submission Local Plan Part 2 (LPP2) documents (Development Management Policies, Site Allocations and Designations and Policies Map Atlas of Changes) were submitted to the Secretary of State for examination in May 2018.

1.9 The public examination hearing sessions took place over one week in August 2018. Following the public hearing sessions, the examining Inspector advised the Council in a Post Hearing Advice Note sent in November 2018 that he considers the LPP2 to be a plan that could be found sound subject to a number of main modifications.

1.10 The main modifications proposed by the Inspector were agreed by the Leader of the Council and the Cabinet Member for Planning, Transport and Recycling in March 2019 and were published for public consultation from 27 March to 8 May 2019.

1.11 The Council received the Inspector's Final Report on 22 October 2019. The Inspector concluded that, subject the Main Modifications set out in the Appendix to the report, the Local Plan Part 2 is a sound plan that can be adopted. The examination of the Local Plan is therefore now complete and the Council is in the process of progressing the Plan for formal adoption as part of the statutory development plan. This is scheduled for January 2020.

1.12 Taking paragraph 48 of the NPPF into account, the Council's general approach to the weight that should be afforded to the LPP2 until formal adoption will be that all policies, including those incorporating the main modifications hold substantial weight. This is due to the Plan being at the most advanced stage of preparation, the resolution of outstanding objections through the Inspector's Report and confirmation that the Plan is consistent with national guidance.

1.13 Notwithstanding the above, the starting point for determining planning applications

remains the adopted policies in the Local Plan: Part 1 Strategic Policies and the Local Plan: Part 2 Saved UDP Policies 2012 until the Local Plan Part 2 is formally adopted.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM6	(2012) Flood Risk Management
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.EM11	(2012) Sustainable Waste Management
PT1.T1	(2012) Accessible Local Destinations

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
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
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water

	run-off - requirement for attenuation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.14	(2016) Improving air quality
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 8	Waterside Development
DMEI 9	Management of Flood Risk
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMH 7	
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd October 2019**

5.2 Site Notice Expiry Date:- **23rd October 2019**

10th October 2019

6. Consultations

External Consultees

The application was consulted on between 19-09-2019 and 23-10-19. 1 neighbouring objection was received which is summarised below:

- The proposal severely affects standard of living by affecting direct sunlight, increase of people in the area which will negatively impact an already disturbing level of crime.
- The proposal will cause people to congregate in the alleyway adjoining the houses on Acacia Avenue.

STATUTORY CONSULTEE COMMENTS

Historic England (GLAAS)

On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England's Greater London Archaeological Advisory Service under their consultation criteria.

Metropolitan Police

The applicant had discussed the proposal in March 2019. This amendment does not change the advice provided then. Please remind the applicant to follow the advice to achieve SBD, and if they believe that any amendments will have an impact on SBD/crime risk to consult with me again.

Internal Consultees

Highways Officer

You will be aware that as part of the 2017 planning consent that the Ambulance parking bay was to be located along Uxbridge Road. As part of this revised submission, the proposed bay is to be located off Addison way directly adjacent to the site. It appears that the land in question which will accommodate the ambulance bay is currently used as a turning head for service and delivery vehicles linked to the nearby residential units. Subject to Swept Path Analysis drawings being provided showing that this area can still function as such with the inclusion of the bay, I would have no objections.

Officer comment: The relocation of the ambulance bay has been removed from the proposals.

Access Officer

The accessibility provisions have been reviewed in respect of this Section 73 application, with particular attention paid to the ambulance parking bay relocation from the main entrance on Oxford Road to Addison Way. Relocation of this provision would provide patients arriving by ambulance with a less conspicuous point of entry into the building, thus increasing dignity and privacy of patients arriving or leaving by ambulance.

Officer comment: The relocation of the ambulance bay has been removed from the proposals.

Trees and Landscaping Officer

The current layout proposal is very similar to the layout approved under planning ref. 2017/4648 and the conditions previously recommended still apply (Landscape comments dated 09/01/2018). Selected existing trees near the proposed car park will be retained. At least 6 new / replacement trees will be planted along the front boundary, with a further six planted to the rear. Defensible (planted) space will be retained in front of the groundfloor windows. The minor amendments include ancillary plant on the roof which will not affect the landscape layout. RECOMMENDATION No objection subject to pre-commencement condition RES8 and post-commencement RES9 (parts 1,2,3,4,5 and 6) and RES10.

Urban Design Officer

No objection to the proposed amendments provided the applicant agrees to a collapsible railing system which is currently sited along the perimeter of the roof.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development as a residential use has been established by virtue of planning ref: 23799/APP/2017/4648 (28-09-18).

7.02 Density of the proposed development

There is no change proposed to the uses on site of the mix of units proposed. The density of the development remains 67.5 units per hectare as approved under planning ref: 23799/APP/2017/4648 (28-09-18).

Unit Mix

The proposed unit mix remains as 4 x 1-bed, 14 x 2-bed and 2 x 4-bed as approved under planning ref: 23799/APP/2017/4648 (28-09-18).

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

Not applicable as this site does not lie within a conservation area nor are there listed buildings within the vicinity of the site.

7.04 Airport safeguarding

The overall height of the building would be approximately 12.6m, safeguarding restrictions do not apply to this development.

7.05 Impact on the green belt

The site is not located within or close to the Green Belt, as such there are no Green Belt issues relating to this application.

7.06 Environmental Impact

Not applicable to this development as it relates to the the redevelopment of an existing building.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two (November 2012) states that new development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE18 of the Hillingdon Local Plan: Part Two (November 2012) notes that designs within footway frontages should ensure that windows overlook pedestrian spaces and pedestrian safety is enhanced and effective policing is not prejudiced.

Emerging Policy DMHB 11 of the Local Plan: Part Two (2019) requires all new development to be designed to the highest standards and incorporate principles of good design by ensuring the proposal makes use of high quality building materials and finishes.

The key changes proposed is a change to the position of the external canopy and alterations to windows and doors to follow the layout of the consented plans. The proposal overall follows the rhythm of fenestration that was previously consented.

At roof level, the proposal seeks to provide ventilation extraction. The ventilation extracts would be approx. 1.0m high and would be sited in the middle of the flat roof. The proposed ventilation, due to its central position along a flat roof, would not be visible from ground level.

Following the comments made by the design officer with regards to the proposed railings at roof level, the agent confirmed in an email that a drop-down roof edge protection railing system is being considered to minimise the visual impact of the proposed railings on the streetscene, the details of which will be secured by way of a condition. Overall the alterations would be very similar to the previously consented proposal and on this basis, the development is considered acceptable.

7.08 Impact on neighbours

Policy BE20 of the Local Plan: Part Two (November 2012) notes buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities are safeguarded.

Policy BE21 of the Local Plan: Part Two (November 2012) notes planning permission will not be granted for extensions which by reason of their siting, bulk and proximity would result in a significant loss of residential amenity.

Policy OE1 of the Local Plan: Part Two (November 2012) notes that permission will not normally be granted for uses and associated structures which are or likely to become detrimental to the character or amenities of surrounding properties or the area generally.

Policy DMHB 11(B) of the Local Plan: Part Two (2019) requires development proposals to not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 11 (C) of the Local Plan: Part Two (2019) requires developments to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential.

As previously approved, the proposed proposed residential units would be located in excess of 15m from the adjacent properties to the south east and north west and over 21m from properties to the south west on Acacia Avenue. The proposal would not result in a loss of daylight or sunlight, loss of privacy or any additional overbearing impact on neighbouring properties in accordance with policies BE20 and BE21 of the Hillingdon Local Plan (November 2012) and Emerging Policy DMHB 11 of the Local Plan: Part Two (2019).

7.09 Living conditions for future occupiers

The overall layout of the proposal remains as approved under 23799/APP/2017/4648 (28-09-18). It is not considered that the minor material amendments proposed under this application would result in harm to the living conditions of future occupiers.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) are concerned with traffic generation, road capacity, onsite parking and access to public transport.

The car parking arrangements are the same as the previously consented scheme, albeit the layout of car parking has changed slightly, however this does not result in the loss of any car parking on site.

7.11 Urban design, access and security

Urban Design

Please refer to 07.07 of this report.

Security

The Metropolitan Police's Secure by Design Officer has reviewed the application and raises no objections subject to the development adhering to the security principles of Secured by Design and to this end, recommends a condition. This forms part of the officer recommendation.

7.12 Disabled access

The proposal seeks to provide a policy compliant level of accessible housing and car parking as consented under application ref: 23799/APP/2017/4648 (28-09-18)

7.13 Provision of affordable & special needs housing

All of the 20 units are proposed to be for shared ownership sale as previously approved under application ref: 23799/APP/2017/4648 (28-09-18). The proposal is an 'enabling development' whereby the 20 shared ownership units being built will finance the build costs of the ground floor GP surgeries. The previous officer report noted there is an identified shortfall of GPs in this area and this shortfall is more acute due to the opening of Grassy Meadows Extra Care Sheltered Housing scheme in July 2018. It is understood the circumstances have not changed and on this basis the proposal is considered acceptable. The details of the provision of affordable housing will be secured under the Statement of Intent.

7.14 Trees, Landscaping and Ecology

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

The Trees and Landscaping Officer has commented on the application noting that the proposal is very similar to the application approved under planning ref: 23799/APP/2017/4648 and the conditions previously recommended still apply (Landscape comments dated 09/01/2018). Selected existing trees near the proposed car park will be retained. At least 6 new / replacement trees will be planted along the front boundary, with a further six planted to the rear. Defensible (planted) space will be retained in front of the groundfloor windows. The minor amendments include ancillary plant on the roof which will not affect the landscape layout. The proposed amendments accord with Policy BE38 of the Local Plan: Part Two (November 2012) and Emerging Policy DMHB 14 of the Local Plan: Part Two (2019).

7.15 Sustainable waste management

The waste arrangements remain as per the approved scheme under planning ref: 23799/APP/2017/4648.

7.16 Renewable energy / Sustainability

The Sustainability Officer has reviewed this application and notes there are no comments to make as it appears to follow the sustainability measures approved under application ref: 23799/APP/2017/4648.

7.17 Flooding or Drainage Issues

No objections were raised to the application under planning ref: 23799/APP/2017/4648 subject to a condition. The condition is attached to this consent to ensure appropriate drainage is provided on site.

7.18 Noise or Air Quality Issues

The condition secured under planning ref: 23799/APP/2017/4648 is attached which requires appropriate air quality mitigation to be designed into the proposal is carried forward under this application.

7.19 Comments on Public Consultations

One objection was raised to this application which is addressed in the main body of the report.

7.20 Planning Obligations

Policy R17 seeks to supplement the provision of recreational open space and other community, social and educational facilities through planning obligations. The applicant has agreed to a full range of planning obligations required to offset the impact of the development. A contribution can also be secured in respect of project management and monitoring.

The following planning obligations were agreed under application ref: 23799/APP/2017/4648. These obligations are therefore carried forward under this application:

1. Affordable Housing: 100% affordable (Shared Ownership)
2. Highway Works: S278/S38 for required Highways Works
3. Travel Plan: to include £20,000 Bond
4. Agreement to prevent future occupants from applying for car parking permits (with the exception of Blue Badge holders).
5. Construction Training: Training Costs: £2500 for every £1m build cost + Coordinator Costs: 28/160 x £71,675
6. Project Management & Monitoring Fee: 5% of total cash contributions.

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

In addition to S106 contributions the Council has recently adopted its own Community Infrastructure Levy (CIL) with a charge of £95 per square metre of gross internal floor area for the residential elements. This application is CIL liable with respect to new floorspace being created.

In addition to the London Borough of Hillingdon CIL, the Mayor of London's Community Infrastructure Levy (CIL) has introduced a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail. This application is CIL liable with respect to new floorspace being created.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues identified.

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

This application seeks minor material amendments to a previously consented scheme. The proposed land use, footprint and scale, car parking and landscaping is proposed to remain similar the consented proposal.

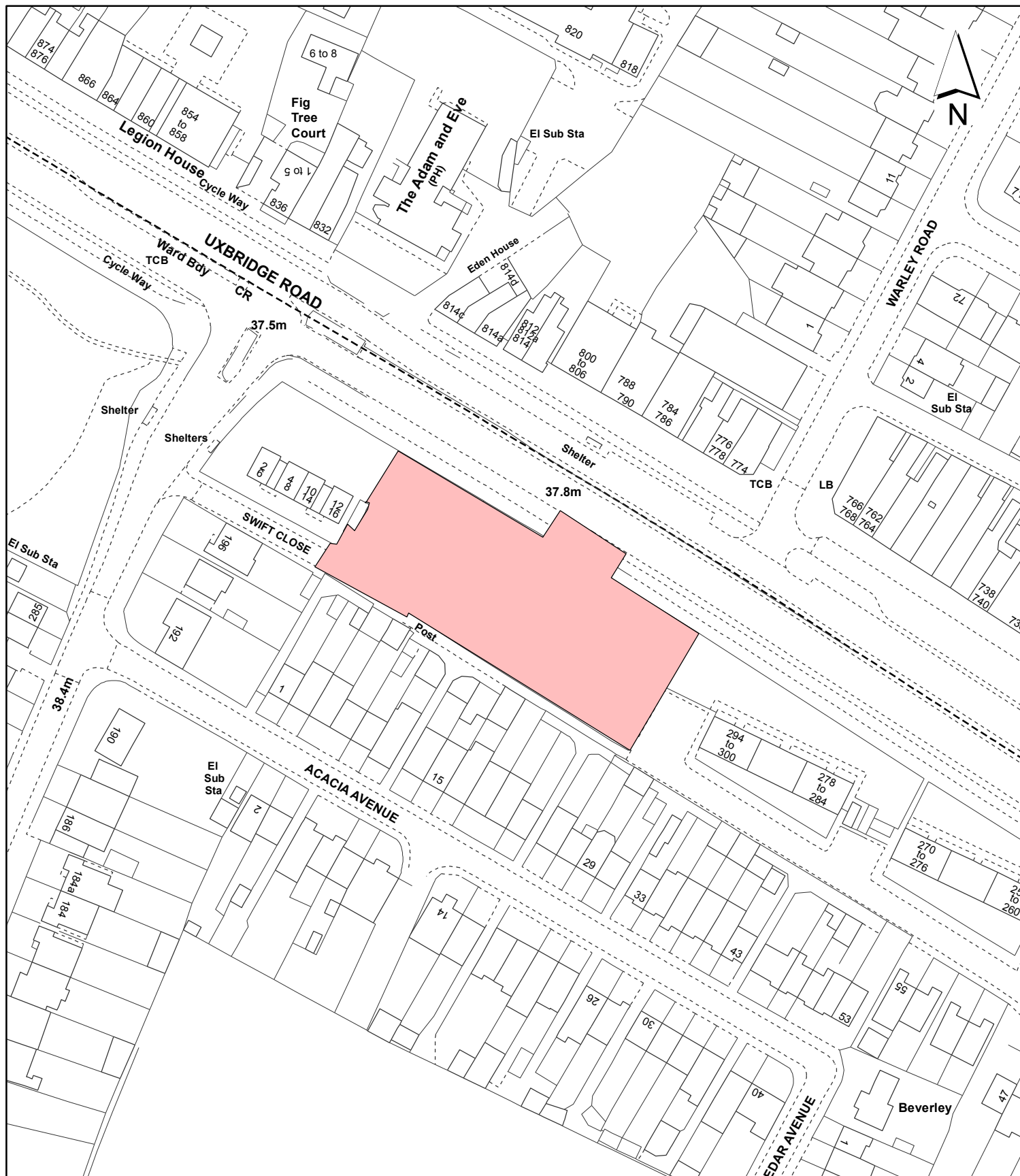
The key changes under this application include a change in the position to the entrance canopy, a modest increase in height of the building. There are no objections to the proposed amendments. The development would continue to provide appropriate mix of uses, scale and built form that will enhance the locality. The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Emerging Hillingdon Local Plan: Part 2 Site Allocations and Designations
Emerging Hillingdon Local Plan: Part 2 Development Management Policies
Emerging Hillingdon Local Plan: Part 2 Policies Map
London Plan (March 2016)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Accessible Hillingdon

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**401 Uxbridge Road
Hayes**

Planning Application Ref:

23799/APP/2019/2850

Planning Committee:

Major

Scale:

1:1,250

Date:

December 2019

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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