

**Item No.**            **Report of the Head of Planning, Transportation and Regeneration**

**Address**            THE DICE SITE, ST ANDREWS PARK HILLINGDON ROAD UXBRIDGE

**Development:**    Planning Application for 10 no. residential units within the ground floor of Blocks 3-7 of 'the Dice' development, comprising 5 no. additional residential units, and the alteration of 5 no. residential units approved under Reserved Matters permission Ref. 585/APP/2016/4442.

**LBH Ref Nos:**     585/APP/2019/771

**Drawing Nos:**    AA6352-2020  
AA6352-2022  
AA6352-2021  
Planning Statement, February 2019  
R9069-FBM-19-GF-DR-A-200  
R9069-FBM-19-GF-DR-A-106  
R9069-FBM-19-B1-DR-A-105  
R9069-FBM-19-GF-DR-A-150  
R9069-FBM-19-GF-DR-A-170  
R9069-FBM-19-GF-DR-A-130  
R9069-FBM-19-GF-DR-A-160  
R9069-FBM-19-GF-DR-A-140  
AA6352-2001  
Covering Letter dated 01 March 2019  
R9069-FBM-19-B1-DR-A-9500  
Design and Access Statement, February 2019  
R9069-FBM-19-SK-DR-A-0074

**Date Plans Recieved:**    05/03/2019                            **Date(s) of Amendment(s):**

**Date Application Valid:**    17/09/2019

## 1. **SUMMARY**

The application seeks to amend the ground floor layout of Blocks 3 to 7 of the Dice blocks within St Andrew's Park, which were granted consent under Reserved Matters application reference 585/APP/2016/4442.

Following the approval of a non-material amendment to extend the basements of Blocks 3-7, ancillary uses originally proposed within the ground floor have been relocated into the basement. Ground floor space within Blocks 3-7 has therefore been made available and this planning application seeks to alter and internally reorganise five of the units already approved under reserved matters ref. 585/APP/2016/4442 and utilise the space created to secure five additional residential units (one additional unit per block). Consequently the application seeks planning permission for 10 no. units in total; of which 5 no. are new units and 5 are amended units that have already been approved.

The proposed development is considered acceptable within the context of the locality. The provision of additional residential units to the local area is supported by local policy, the London Plan (2016) and the Intend to Publish London Plan (2019). The impact of the proposed development on the streetscene, neighbouring occupiers and the highway are all deemed acceptable. The application is therefore recommended for approval subject to conditions and a legal agreement to secure an off-site affordable housing contribution.

## 2. RECOMMENDATION

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

A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

The obligations sought are as follows:

1. Off-site Affordable Housing contribution of £174,480
2. Travel Plan with bond
3. Parking permits restriction for future occupiers
4. Project Management & Monitoring Contribution equal to 5% of the total cash contributions. Details shall be in accordance with the Council Planning Obligations Supplementary Planning Document 2014.

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/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 15th December 2020 (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 contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of Affordable Housing and Travel Plan). The proposal therefore conflicts with Policies H2 of the Hillingdon Local Plan: Part 1 - Strategic Policies, Policies DMCI 7, DMH7, DMT 5 and DMT 6 of the Hillingdon Local Plan: Part 2 Development Management Policies and Policies 3.12 and 5.2 of the London Plan (2016).'

E. That if the application is approved, the following conditions be attached:

**1 COM3 Time Limit**

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

**REASON**

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

**2 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:

AA6352-2001

R9069-FBM-19-GF-DR-A-200

AA6352-2020

AA6352-2021

AA6352-2022

R9069-FBM-19-B1-DR-A-105

R9069-FBM-19-GF-DR-A-106

R9069-FBM-19-GF-DR-A-130

R9069-FBM-19-GF-DR-A-140

R9069-FBM-19-GF-DR-A-150

R9069-FBM-19-GF-DR-A-160

R9069-FBM-19-GF-DR-A-170

R9069-FBM-19-B1-DR-A-9500

R9069-FBM-19-SK-DR-A-0074; 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 Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2016).

**3 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 - February 2019

Planning Statement - February 2019

Briefing - The Dice, St Andrews Park - December 2019

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 Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2016).

**4 NONSC Implementation / Phasing Condition**

The development hereby permitted shall be implemented alongside the implementation of the reserved matters approval reference 585/APP/2016/4442 (dated 12 January 2018). The scheme shall be implemented once the approved Reserved Matters development has commenced, and only as part of that approved consent as part of a phased development. The proposed phasing of the development shall be as set out on drawing no. R9069-FBM-19-B1-DR-A-9500.

REASON

To comply with the Town and Country Planning Act 1990.

**5 NONSC Category 2 M4(2) Condition**

The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015

REASON:

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

**6 NONSC Parking and Cycle Space Condition**

Prior to occupation, cycle and car parking details shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include details of Cycle Storage (1 covered and secure space per unit) and Car Parking Layouts (including demonstration that 1 of the allocated parking space is served by active electrical charging points and 4 are served by passive charging points. Thereafter the development

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

**REASON**

To ensure that the proposed development will provide adequate facilities in compliance with policies DMT 5 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

**7 NONSC Service and Delivery Plan / Waste Management Condition**

Prior to occupation of the development, a Service and Delivery Plan and a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, servicing, delivery and collection or refuse shall be carried out as agreed within this approved plan.

**REASON**

To ensure appropriate servicing of the site, to safeguard highway safety, and to safeguard the free flow of traffic, in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 Development Management Policies (January 2020).

**8 NONSC Non Standard Condition**

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

**REASON**

To safeguard the amenity of the occupants of the proposed and surrounding properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 Development Management Policies (January 2020).

**INFORMATIVES**

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

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, 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.

**2**

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:-

1. Permitted hours for building work Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.
2. Notification to neighbours of demolition/ building works At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.
3. Dust Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Best Practice Guidance by the GLA 2014 for The Control of Dust

and Emissions from Construction and Demolition.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site forms part of St Andrews Park (the former RAF Uxbridge Site), for which outline consent was granted under application reference 585/APP/2009/2752 (and amended under S73 application reference 585/APP/2015/848) for a residential led, mixed-use development.

The site is part of the phase of development known as the Dice blocks which were granted consent under Reserved Matters application reference 585/APP/2016/4442. The Dice scheme proposal is for the erection of 101 dwellings provided within seven separate buildings. The concept for the proposal is based upon the idea of a series of pavilion blocks located on the edge of the new district park that exploit the view of the park and that are positioned in a random way to mimic the roll of some dice, hence the phase being named 'The Dice' phase. An 8th block was originally proposed further within the district park at outline stage, however this block has been removed on design and amenity grounds. The seven proposed blocks provide a mixture of 1, 2 and 3 bedroom dwellings.

The Dice blocks are to be located in the eastern area of the Town Centre Extension Phase of the St Andrews Park Site. To the west of the application site is the 'Residential Triangle' of the Town Centre Extension Phase. To the north of the application site is part of the new District Park and St Andrew's Road. To the east is the northern part of the District Park, which is located within the Green Belt. To the south are further residential phases of the St Andrew's Park development.

This application relates to the ground floors of Dice buildings 3 to 7. The site is situated within the 'developed area', but on the border with the Green Belt, as identified in the policies of the Hillingdon Local Plan.

#### **3.2 Proposed Scheme**

Through the approval of a Non Material Amendment on 6 July 2018 to extend the basements of Blocks 3-7 of the Dice (ref. 585/APP/2018/2498), ancillary uses originally proposed within the ground floor of Blocks 3-7, including cycle parking, plant rooms, bin stores and services, have been relocated from the ground floors and into the basement. Considerable ground floor floorspace within Blocks 3-7 has therefore been made available by this reorganisation.

This planning application seeks to utilise this newly available space within the ground floor of Blocks 3-7, by proposing to secure five additional residential units (one additional unit per block). The overall ground floor layout of Blocks 3-7 has also been reviewed as part of this application. As a result, the application also proposes to alter and internally reorganise five of the units already approved under reserved matters ref. 585/APP/2016/4442. Consequently the application seeks planning permission for 10 no. units in total; of which 5 are new units and 5 are amended units that have already been approved.

Therefore, whilst this planning application is submitted as a standalone application, any permission is to be implemented alongside the implementation of the Reserved Matters approval for the Dice (ref. 585/APP/2016/4442). In summary, this will involve a planning condition attached to any planning permission requiring the proposed development to be

implemented once the approved Reserved Matters development (ref. 585/APP/2016/4442) has commenced, and only as part of that approved consent as part of a phased development. The proposed phasing of the development is set out on drawing no. R9069-FBM-19-B1-DR-A-9500.

The application proposes a slightly revised mix of unit sizes and numbers from those approved under Reserved Matters permission ref. 585/APP/2016/4442. Firstly, 5 no. additional residential units are proposed above the 101 no. units approved under permission ref. 585/APP/2016/4442. All 5 no. additional residential units proposed are to be studio flats. In addition, the proposed development involves alterations to 5 no. residential units approved under permission ref. 585/APP/2016/4442. This includes the reduction in size of 2 residential units approved within the ground floor of Blocks 5 and 7, from 3-bed 5 person to 2-bed 4 person units.

The revised housing mix proposed for Blocks 3-7 is set out below, including comparison with that previously approved (App Ref. 585/APP/2016/4442):

#### Approved

1 bed (2 people) x 30  
2 bed (4 people) x 40  
3 bed (5 people) x 12

#### Proposed

Studio (1 person) x 5  
1 bed (2 people) x 30  
2 bed (4 people) x 42  
3 bed (5 people) x 10

#### Amenity Space

The current application relates to internal alterations and therefore no additional external amenity space is proposed as part of the current application for the additional units.

#### Parking

A total of 113 car parking spaces were consented across the whole Dice site as both surface car parking and car parking within the basements of the Blocks. Each of the proposed 5 no. additional units are proposed to be provided with designated car parking spaces from the consented 113 spaces. These spaces would be within the basement of Blocks 3-7.

### **3.3 Relevant Planning History**

585/APP/2009/2752

R A F Uxbridge Hillingdon Road Uxbridge

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:

- a) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
- b) Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
- c) Creation of a three-form entry primary school of 2 storeys;
- d) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
- e) Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
- f) Creation of a local centre to provide up to 150sq.m of retail (Class A1 and A2) and 225sq.m GP surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

2. In addition to the above, full planning permission for:

- a) Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
- b) Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
- c) Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
- d) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;
- e) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking.
- f) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed);
- g) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors;

**Decision:** 18-01-2012 Approved

585/APP/2014/4023

St Andrews Park Hillingdon Road Uxbridge

Non material amendment to phasing plan of Outline Planning Permission 585/APP/2009/2752 dated 18/01/2012 (Application for a non-material amendment under S96A)

**Decision:** 09-01-2015 Approved

585/APP/2015/2657

St Andrews Park Hillingdon Road Uxbridge

Erection of 249 dwellings comprising 3no studio apartments, 92no. 1bed apartments, 130no. 2 bed apartments, 24no. 3 bed apartments together with associated parking and landscaping, and all details required by Conditions 2 and 3 relating to the reserved matters of layout, scale, appearance and landscaping.

**Decision:** 17-09-2015 Approved

585/APP/2015/848

St Andrews Park Hillingdon Road Uxbridge

Variation of condition 5 of planning permission ref: 585/APP/2009/2752 dated 18/01/2012 (redevelopment of former RAF Uxbridge site) to amend approved plans and drainage strategy regarding the Town Centre Extension phase of the development.

**Decision:** 21-12-2015 Approved

585/APP/2016/4442 St Andrew'S Park Hillingdon Road Uxbridge

Reserved matters (layout, scale, appearance and landscaping) for the erection of 101 dwellings together with associated parking and landscaping within the Town Centre Extension (East/Dice) Phase of planning permission ref. 585/APP/2015/848 dated 21-12-2015.

**Decision:** 10-01-2018 Approved

585/APP/2018/2498 The Dice Site, St Andrew'S Park Hillingdon Road Uxbridge

Non-material amendment to planning application reference 585/APP/2016/4442 (Reserved matters (layout, scale, appearance and landscaping) for the erection of 101 dwellings together with associated parking and landscaping within the Town Centre Extension (East/Dice) Phase of planning permission ref. 585/APP/2015/848 dated 21-12-2015) to allow extension to the basements of Blocks 3 - 7.

**Decision:** 10-09-2018 Approved

585/APP/2019/93 The Dice Site, St Andrews Park Hillingdon Road Uxbridge

Non-material amendment to planning application reference 585/APP/2016/4442 (Reserved matters (layout, scale, appearance and landscaping) for the erection of 101 dwellings together with associated parking and landscaping within the Town Centre Extension (East/Dice) Phase of planning permission ref. 585/APP/2015/848 dated 21-12-2015) for changes to the external features of the approved residential blocks 3-7, including windows, doors, glazing, balconies, winter gardens, spandrels and louvres.

**Decision:** 13-02-2019 Approved

#### **Comment on Relevant Planning History**

Planning permission was approved on 18th January 2012 under application reference 585/APP/2009/2752 for the following:

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:
  - a. Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
  - b. Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
  - c. Creation of a three-form entry primary school of 2 storeys;
  - d. Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
  - e. Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860 sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
  - f. Creation of a local centre to provide up to 150 sq m of retail (Class A1 and A2) and 225 sq m GP surgery (Class D1); means of access and improvements to pedestrian linkages to the Uxbridge Town Centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.
2. In addition to the above, full planning permission for:
  - a. Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
  - b. Change of use of Lawrence House (Building no. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage;
  - c. Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);
  - d. Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4



dwelling (Class C3) as well as associated amenity space and car parking;  
e. Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking;  
f. Change of use of the Grade II listed former cinema building to provide 600sqm Class D1/2 use (no building works proposed);  
g. Change of use and alterations to the Grade II listed Hillingdon House to provide 600 sq m for a restaurant (Class A3) on the ground floor and 1,500 sq m of office (Class B1) on the ground, first and second floors.

An application for a non-material amendment to vary the Phasing Plan was approved in January 2015 (Application Ref. 585/APP/2014/4023). An application to amend the approved parameter plans for the outline consent was approved under planning permission reference 585/APP/2015/848. This permission supersedes the original outline permission reference 585/APP/2009/2752.

Various applications for Reserved Matters relating to individual phases have since been submitted, approved and development has commenced on site.

Application reference 585/APP/2015/2657 (Erection of 249 dwellings comprising 3no studio apartments, 92no. 1bed apartments, 130no. 2 bed apartments, 24no. 3 bed apartments together with associated parking and landscaping, and all details required by Conditions 2 and 3 relating to the reserved matters of layout, scale, appearance and landscaping) granted planning consent for the 'Residential Triangle' Phase adjacent to the application site.

Application reference 585/APP/2016/4442 granted reserved matters consent for the Dice blocks, the erection of 101 dwellings within 7 blocks on 12 January 2018.

A Non Material Amendment to the above approval was granted on 6 July 2018 to extend the basements of Blocks 3-7 of the Dice (Ref. 585/APP/2018/2498), this allowed ancillary uses proposed within the ground floor of Blocks 3-7, including cycle parking, plant rooms, bin stores and services, to be relocated from the ground floors and into the basement.

An additional Non-Material Amendment for external elevation changes to Blocks 3-7 was approved on 13 February 2019 (Ref. 585/APP/2019/93). This NMA approval included external changes to suitably utilise the internal ground floor proposed under the current planning application.

#### **4. Planning Policies and Standards**

London Borough of Hillingdon Development Plan

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

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 - Development Management Policies (2020)  
The Local Plan: Part 2 - Site Allocations and Designations (2020)  
West London Waste Plan (2015)  
The London Plan - Consolidated With Alterations (2016)

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

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 (Intend to Publish Version, December 2019)

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 2019.

The Mayor has considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required. These are set out at Annex 1 of the response, however the letter does also state that if the Mayor can suggest alternative changes to policies that would address the concerns raised, these would also be considered.

More limited weight should be attached to draft London Plan policies where the Secretary of State has directed modifications or where they relate to concerns raised within the letter. Greater weight may be attached to policies that are not subject to modifications from the Secretary of State or that do not relate to issues raised in the letter.

### **Local Plan Designation and London Plan**

The following Local Plan 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.H1 (2012) Housing Growth
- PT1.H2 (2012) Affordable Housing
- PT1.T1 (2012) Accessible Local Destinations

Part 2 Policies:

|          |   |
|----------|---|
| DMH 2    | Housing Mix   |
| DMH 7    |   |
| DMHB 11  | Design of New Development   |
| DMHB 12  | Streets and Public Realm  |
| DMHB 16  | Housing Standards   |
| DMHB 17  | Residential Density   |
| DMHB 18  | Private Outdoor Amenity Space   |
| DMHB 19  | Play Space  |
| DMT 2    | Highways Impacts  |
| DMT 5    | Pedestrians and Cyclists  |
| DMT 6    | Vehicle Parking   |
| LPP 2.6  | (2016) Outer London: vision and strategy  |
| LPP 2.8  | (2016) Outer London: Transport  |
| LPP 3.1  | (2016) Ensuring equal life chances for all  |
| LPP 3.3  | (2016) Increasing housing supply  |
| LPP 3.4  | (2015) Optimising housing potential   |
| LPP 3.5  | (2016) Quality and design of housing developments   |
| LPP 3.6  | (2016) Children and young people's play and informal recreation facilities  |
| LPP 3.7  | (2016) Large residential developments   |
| LPP 3.8  | (2016) Housing Choice   |
| LPP 3.9  | (2016) Mixed and Balanced Communities   |
| LPP 5.1  | (2016) Climate Change Mitigation  |
| LPP 5.10 | (2016) Urban Greening   |
| 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 6.1  | (2016) Strategic Approach   |
| LPP 6.10 | (2016) Walking  |
| LPP 6.13 | (2016) Parking  |
| LPP 6.7  | (2016) Better Streets and Surface Transport   |
| LPP 6.9  | (2016) Cycling  |
| LPP 7.1  | (2016) Lifetime Neighbourhoods  |
| LPP 7.14 | (2016) Improving air quality  |
| LPP 7.15 | (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes. |
| LPP 7.2  | (2016) An inclusive environment   |
| 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 8.1 (2016) Implementation
- LPP 8.2 (2016) Planning obligations
- LPP 8.3 (2016) Community infrastructure levy

## **5. Advertisement and Site Notice**

- 5.1** Advertisement Expiry Date:- **29th October 2019**
- 5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to 81 local owner/occupiers on 07-10-19. The application was also advertised by way of site and press notices. No responses were received from local residents.

### **Internal Consultees**

#### **HIGHWAYS**

The Local Plan: Part 2 Development Management Policies (2020) Policy DMT6: Vehicle Parking states that development proposals must comply with the relevant parking standards. For a development of this type the maximum number of parking spaces permitted per unit is 1.5, taking into account that the site occupies an edge of town centre location with good access to local services and facilities as well as public transport. One vehicle parking space per unit is considered satisfactory. These parking spaces should have access to passive electric vehicle charging point facilities. The Highway Authority does however require that each residential unit is provided with one covered and secure cycle parking space. This should be secured by way of a suitably worded condition. It is also required that the proposed residential units are incorporated into any Construction Logistics Plan, Service and Delivery Plan and Travel Plan pertaining to the Dice Buildings, this also should be secured by way of a suitably worded condition. There are no highway objections to this proposal.

#### **ACCESS OFFICER - 1st Response**

The proposed 5 studio flats fall short of the requisite standards for an M4(2) accessible and adaptable dwelling. Particular attention should be paid to the clear access zones within the bathrooms, which, amongst other spatial requirements, should achieve no less than 1100 mm in front of the toilet pan. The plans should be amended to demonstrate compliance with the technical specifications within Approved Document M to the Building Regulations (2015 edition). Conclusion: unacceptable. Revised plans should be requested. Any grant of planning permission should include the following condition: The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015 REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8(c), is achieved and maintained.

#### **ACCESS OFFICER - 2nd Response**

Having reviewed drawing no: R9069-FBM-19-SK-DR-A-0074, dated 27 November 2019, and its accompanying briefing note of 3 December 2019, the previous accessibility concerns raised have now been addressed. No further concerns are raised.

#### **ENVIRONMENTAL PROTECTION UNIT**

I have looked at submitted documents for addition of 10 residential units. Internal sound insulation within the envelope(structure) of the residential extension dwelling.

Condition

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

Reason:

To safeguard the amenity of the occupants of surrounding properties in accordance with policy within the Hillingdon Unitary Development Plan.

Informatives for Demolition and Construction:

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

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

3 Dust Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Best Practice Guidance by the GLA 2014 for The Control of Dust and Emissions from Construction and Demolition.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The principle of the proposal, including the proposed residential use on the site was considered and approved as part of the original outline consent (reference: 585/APP/2009/2752, dated 18th January 2012). The approval of the Dice blocks in terms of the parameters of built form (for residential use) were approved under application reference 585/APP/2016/4442. The principle of the development is therefore deemed to be established and in accordance with the outline consent.

### **7.02 Density of the proposed development**

Policy DMHB 17 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that all new residential development should take account of the Residential Density Matrix contained in the supporting Table 5.3. and that all developments will be expected to meet habitable room standards.

The application proposes the creation of 5 additional residential units within this section of the St Andrew's Park development. This is an increase in the number of residential units within this phase from the 101 units agreed as part of the reserved matters consent for the Dice buildings to 106 units. However, there has been a shortfall in the delivery of residential units within earlier phases, and therefore the overall number of dwellings (1,340) permitted by the outline planning permission would not be exceeded should this full planning application be approved.

The increase in units is not considered significant against the unit density which has already been approved for the development through the outline and reserved matters consent. As such the proposed density resulting from the introduction of 5 additional units is considered to be acceptable.

Unit Mix

Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

Policy H10 of the emerging London Plan (Intend to publish version) 2019, also outlines that the nature and location of the site needs to be taken into account, with a higher proportion of one and two bed units generally being more appropriate in locations with higher public transport access and connectivity.

The 2011 Census shows a mismatch between dwelling size and household size, with 60% of households living in dwellings containing five or more habitable rooms, but only 24% of households having four or more people. 60% of households contain only one or two persons. Projections envisage that the general trend towards smaller households will continue.

The proposed changes to the consented Dice scheme will introduce 5 studio units. Also proposed is the reduction in size of 2 no. residential units consented within the ground floor of Blocks 5 and 7, from 3-bed 5 person to 2-bed 4 person units. These changes to the consented mix within the Dice blocks are considered to be minimal and the introduction of smaller units is deemed acceptable taking into account that the site occupies an edge of town centre location with good access to local services and facilities as well as public transport. The reduction of two units from 3-bed 5 person to 2-bed 4 person is considered acceptable given the large number of family homes delivered across the wider St Andrew's Park development, especially in the earlier phases which are almost entirely family sized dwellings.

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

Policy DMHB 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.

The current application proposes internal amendments within the consented building envelopes and therefore no concerns are raised with regards to archaeology.

#### **7.04 Airport safeguarding**

Paragraph 95 of the NPPF advises of the need to promote public safety and Policy DMAV 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) seeks to secure the safe operation of Heathrow and RAF Northolt.

The proposed scale of development was considered and approved under the original outline application and the reserved matters consent. The current application proposes internal amendments within the consented building envelopes and therefore no concerns are raised with regards to airport safeguarding.

#### **7.05 Impact on the green belt**

The proposed alterations to the Dice buildings approved under the Reserved Matters Consent ref 585/APP/2016/4442 would be internal and therefore would have no significant impact on the adjacent Green Belt.

#### **7.07 Impact on the character & appearance of the area**

Part 1 Policy BE1 of the Local Plan requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding:
  - scale of development, considering the height, mass and bulk of adjacent structures;
  - building plot sizes and widths, plot coverage and established street patterns;
  - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
  - architectural composition and quality of detailing;
  - local topography, views both from and to the site; and
  - impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and undesignated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

A Non-Material Amendment for external elevation changes to Blocks 3-7 was approved on 13 February 2019 (Ref. 585/APP/2019/93). This NMA approval included external changes to suitably utilise the internal ground floor proposed under the current planning application. Therefore the proposed alterations to the Dice buildings under the current application would be internal only and as such there would be no impact on the character & appearance of the area.

#### **7.08 Impact on neighbours**

Policy DMHB 11 of the Local Plan: Part 2 - Development Management Policies (2020) requires that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposed alterations to the Dice buildings would be internal and therefore would have no significant impact on the amenity of adjacent residents. There would no change to the consented privacy distances between habitable rooms.

#### **7.09 Living conditions for future occupiers**

Internal Space Standards

Policy DMHB 16: 'Housing Standards' requires that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should meet or exceed the most up to date internal space standards.

The relocation of services to the basement areas of the blocks has enabled the introduction of 5 studio units. All of the dwellings proposed comply with the internal space standards as set out in Table 3.3 'Minimum Space Standards for New Dwellings' of the London Plan 2016 and the Technical housing standards - nationally described space standard (2015).

Amenity Space

Policy DMHB 18: 'Private Outdoor Amenity Space' of the Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. The five additional studio units would require 20m<sup>2</sup> per unit totalling 100m<sup>2</sup>, whilst the changes to the 3 bed units would result in a reduction of 5m<sup>2</sup> per unit being required. Therefore in line with policy a further 90m<sup>2</sup> should be provided as part of the development proposals.

However, the practicalities of trying to create this additional private amenity space around the Dice buildings is problematic given the wider Dice phase has already been approved. The approved dice blocks have their own private amenity space that is shared between the residents of the blocks, as such each proposed studio units would benefit from this shared semi-private amenity space within the site boundary, which they would be directly adjacent to. Additionally, the Dice development fronts immediately onto the purpose-built Dowding Park, which provides over 40 acres of diverse open green space, community facilities and areas for play. A substantial area of private shared and shared amenity space is therefore provided on the doorstep of the proposed units, offering a significant and varied provision of amenity space for the proposed development given its urban location.

The level of external amenity space is therefore considered acceptable and the proposal is deemed to be in accordance with Policy DMHB 18: 'Private Outdoor Amenity Space' of the Local Plan: Part 2 - Development Management Policies (2020).

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

The National Planning Policy Framework (NPPF) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policy 6.3 of the London Plan requires development proposals to ensure that the impacts on transport capacity and the transport network are fully assessed.

Policy DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:

- i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;
- ii) maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;
- iii) provide equal access for all people, including inclusive access for disabled people;
- iv) adequately address delivery, servicing and drop-off requirements; and
- v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

B) Development proposals will be required to undertake a satisfactory Transport Assessment and Travel Plan if they meet or exceed the appropriate thresholds. All major developments that fall below these thresholds will be required to produce a satisfactory Transport Statement and Local Level Travel Plan. All these plans should demonstrate how any potential impacts will be mitigated and how such measures will be implemented.

Policy DMT 5 of the Local Plan: Part 2 - Development Management Policies (2020) states that development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network and that cycle parking and changing facilities are provided. Cycle parking must be provided in accordance with Council Standards of one space per studio, 1 or 2 bed unit and two spaces 2 per 3 or more bed unit.

Policy DMT 6 of the Local Plan: Part 2 - Development Management Policies (2020) requires that proposals comply with the Council's parking standards in order to facilitate sustainable development and address issues relating to congestion and amenity. Parking for electric vehicles should be provided at a current minimum of 5% of car parking spaces with 5% passive provision to meet the Mayor's targets. For residential development, car



parking areas must include 10% of spaces suitable for a wheelchair user.

The site is currently served by the existing internal access roads of the wider development site. A total of 113 car parking spaces were consented across the whole Dice site as both surface car parking and car parking within the basement of Blocks 3-7. Each of the proposed 5 no. additional units are proposed to be provided with designated car parking spaces from the consented 113 spaces. These spaces would be within the basement of Blocks 3-7, as demonstrated on the submitted Proposed Basement GA Plan (Ref. R9069-FBM-19-B1-DR-A-105). The 113 consented car parking spaces would therefore serve 106 units as opposed to the 101 units previously consented. This change in parking ratio is considered acceptable given the edge of town centre location of the site. The Council's Highways Engineer has reviewed the submitted details and confirmed that they have no objections to the application.

The Council's Highways Engineer has requested that a condition be added to ensure that works undertaken as part of this application are included within the Construction and Environmental Management Plan which covers the wider Dice site. Given that these units cannot be constructed outside of the Dice consent the developer will need to accord with the existing provisions and therefore an additional condition is not considered to be required.

In addition the Council's Highways Engineer have requested a condition that secures cycle parking for the proposed units. It is recommended that this condition be attached to any grant of planning consent.

A further requirement put forward is that the proposed development is included as part of the approved Service and Delivery Plan for the Dice. However the approved Plan Service and Delivery Plan does not account for the additional units and therefore a condition is recommended that requires the submission of a new Service and Delivery Plan. Finally the Council's Highways Engineer has requested that the development be included within the site wide Travel Plan approved as part of the outline consent for the wider St Andrew's Park. Given that this Travel Plan was approved a number of years ago it is recommended that a new Travel Plan be secured for the 10 units subject to this application.

The proposed changes are therefore deemed to be acceptable and in accordance with Policies DMT 1, DMT 5 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), the National Planning Policy Framework (NPPF) and Policy 6.3 of the London Plan (2016).

#### **7.11 Urban design, access and security**

Policy DMHB 15 of the Local Plan: Part 2 - Development Management Policies (2020) requires all new development to ensure safe and attractive public and private spaces.

The entire St Andrew's Park development site, within which the current proposed scheme is located, is required to achieve Secured by Design accreditation under the outline consent. If approved the amended Dice building would still be covered by this requirement and no concerns are therefore raised with regards to security.

#### **7.12 Disabled access**

Policy DMHB 16: 'Housing Standards' requires that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should meet or exceed the most up to date internal space standards, and in the case of major developments, provide at least 10% of new housing to be accessible or easily adaptable for wheelchair users.

Policy 7.2 of the London Plan (March 2016) requires that the all new development provides the highest standards of accessible and inclusive design. The Intend to Publish London Plan (2019) Policy D7 Accessible housing also states that at least 10 per cent of dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings'. The supporting paragraph to this policy (3.7.3) states that to ensure that all potential residents have choice within a development, the requirement for M4(3) wheelchair user dwellings applies to all tenures. Wheelchair user dwellings should be distributed throughout a development to provide a range of aspects, floor level locations, views and unit sizes.

The Council's Access Officer reviewed the submission and requested further details. These details have been provided by the applicant (drawing number R9069-FBM-19-SK-DR-A-0074) and subject to adherence to these details and an appropriately worded condition the Council's Access Officer has confirmed that they have no objection to the development proposed.

### **7.13 Provision of affordable & special needs housing**

The London Plan (March 2016) sets the policy framework for affordable housing delivery in London. Policy 3.12 requires boroughs to seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes, having regard to their affordable housing targets. Policy 3.13 sets the threshold for seeking affordable housing on schemes with 10 or more units.

The development would introduce a total of 10 dwellings, albeit amending 5 consented units, thereby triggering the Mayor's affordable housing requirement threshold. Policy H2 of the Hillingdon Local Plan: Part 1 - Strategic Policies relates to Affordable Housing with the Council seeking 35% of all new units in the borough delivered as affordable housing. The Council's Planning Obligations Supplementary Planning Document (supplementary planning guidance) states that the Council aims to achieve a tenure mix of 70% social rent and 30% intermediate housing across the Borough, however it notes at paragraph 4.16 that subject to the provision of robust evidence, it will adopt a degree of flexibility in its application of Policy H2 to take account of tenure needs in different parts of the borough as well as the viability of schemes.

The affordable housing provision for the Dice buildings is included within the adjacent residential triangle phase of the wider St Andrew's Park development (Reserved Matters Application reference 585/APP/2015/2657). Given the management complications of providing a minimal number of units of affordable housing within these blocks, it has been agreed that in this unique situation an off-site contribution towards affordable housing is deemed acceptable. An independent financial specialist was therefore engaged to determine the appropriate value for the off-site contribution and this has been agreed between the Council and the applicant as £174,480. This sum is proposed to be secured through a s106 legal agreement should the application be approved.

### **7.14 Trees, landscaping and Ecology**

Policy 5.10 of the London Plan (March 2016) states that development proposals should integrate green infrastructure to contribute to urban greening, including the public realm.

Policy G5 Urban Greening of the Intend to Publish London Plan (2019) states that Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

Boroughs should identify the appropriate amount of urban greening required in new developments. The Urban Greening Factor should be based on the factors set out in the supporting table, but tailored to local circumstances. In the interim, the Mayor

recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) also requires that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should also enhance amenity, biodiversity and green infrastructure.

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

The proposed alterations to the Dice buildings approved under the Reserved Matters Consent ref. 585/APP/2016/4442 would be internal and therefore would have no significant impact on the approved scheme in terms of trees, landscaping and ecology.

#### **7.15 Sustainable waste management**

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 Development Management Policies (January 2020) states that development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

London Plan Policy 5.17 also requires adequate provision to be made for refuse and recycling facilities for new development.

The units have refuse storage within the ground floor of the blocks and it is recommended that a condition be added to any grant of consent that requires the approval of a Site Waste Management Plan. Subject to this condition the scheme is deemed to accord with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 Development Management Policies (January 2020) and London Plan Policy 5.17.

#### **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 EM1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will ensure that climate change mitigation is addressed at every stage of the development process. This includes the reduction of carbon emissions through low carbon strategies and encouraging the installation of renewable energy to meet the targets set by the London Plan (March 2016).

Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires that all developments make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets.

The proposed internal amendments to the approved Dice blocks are considered to have only a minimal impact on renewable energy. The additional units within the consented fabric of the Dice blocks would have a significantly reduced carbon footprint compared to 5 additional standalone units.

#### **7.17 Flooding or Drainage Issues**

Policy 5.12 of the London Plan (March 2016) requires that development proposals must comply with the flood risk assessment and management requirements set out in the NPPF and the associated technical Guidance on flood risk over the lifetime of the development.

Policy 5.13 of the London Plan (March 2016) states that development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that applicants must demonstrate that Flood Risk can be suitably mitigated.

Policy DME1 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

The proposed internal amendments to the approved Dice blocks are not considered to have any impact on flooding or drainage issues.

#### **7.18 Noise or Air Quality Issues**

##### Noise

Policy 7.15 of the London Plan and Policy and EM8 of the Local Plan: Part 1 seek to promote reductions in noise pollution and impacts.

The proposed residential units are firstly to be positioned within the approved footprint and built form of Blocks 3-7 of the Dice, where residential units had already been assessed and approved accordingly regarding any associated noise impacts. The proposed development also does not entail any external works from those already approved under subsequent planning permissions. The proposed development is considered a minor increase in residential units compared to those originally assessed. The submitted Planning Statement confirms that Acoustic insulation will be installed as standard to mitigate any associated noise impacts. As a result, no notable noise impacts should arise as part of the proposed development.

##### Air Quality

Policies BE1, EM1 and EM8 of the Local Plan: Part 1 seek to maximise opportunities for new homes to contribute to tackling and adapting to climate change and reducing air quality pollutant emissions. The site is also located within the Hillingdon Air Quality Management Area (AQMA), which specifically seeks to minimise and improve air quality impacts arising from new development in the designated zone. Furthermore, Policies DME1 1, DME1 14, and DMT 1 of the Local Plan: Part 2 (2020) seek to limit air quality impacts on the local and wider environment from major development proposals.

The proposed development of 5 no. additional residential units is considered as a minor increase in comparison with the approved development, including the associated previous assessment of air quality impacts considered at outline application stage. Also, no additional parking spaces are proposed as part of the current application. As such, any associated air quality impacts arising from the proposed development are concluded to be negligible in accordance with planning policy.

#### **7.19 Comments on Public Consultations**

None received.

#### **7.20 Planning obligations**

Policy DMCI 7 of the Hillingdon Local Plan: Part 2 Development Management Policies

(January 2020) relates to securing planning obligations to supplement the provision of 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. This policy is supported by more specific supplementary planning guidance.

Should the application be approved, a range of planning obligations would be sought to mitigate the impact of the development, in line with Policy DMCI 7 of the Hillingdon Local Plan: Part 2 Development Management Policies (January 2020).

The obligations sought are as follows:

1. Off-site Affordable Housing contribution of £174,480
2. Travel Plan with bond
3. Parking permits restriction for future occupiers
4. Project Management & Monitoring Contribution equal to 5% of the total cash contributions. Details shall be in accordance with the Council Planning Obligations Supplementary Planning Document 2014.

In addition to S106 contributions the Council has adopted its own Community Infrastructure Levy (CIL) with a charge of £95 per square metre of gross internal residential floor area. 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 £60 per square metre (as of the 1st of April 2019) of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail. This application is not CIL liable however as no additional floorspace is being created. The additional floorspace within the basement was consented under a non-material amendment to the reserved matters consent for the Dice Blocks. These buildings are not CIL liable as the outline consent was granted prior to the introduction of CIL.

#### **7.21 Expediency of enforcement action**

None

#### **7.22 Other Issues**

None

### **8. Observations of the Borough Solicitor**

General

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

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

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing

the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

#### **9. Observations of the Director of Finance**

Not applicable

#### **10. CONCLUSION**

The application seeks to amend the ground floor layout of Blocks 3 to 7 of 'The Dice' blocks within St Andrew's Park, which were granted consent under Reserved Matters application reference 585/APP/2016/4442.

Following the approval of a non-material amendment to extend the basements of Blocks 3-7, ancillary uses originally proposed within the ground floor have been relocated into the basement. Ground floor space within Blocks 3-7 has therefore been made available and this planning application seeks to alter and internally reorganise five of the units already approved under reserved matters Ref. 585/APP/2016/4442 and utilise the space created to secure five additional residential units (one additional unit per block). Consequently the application seeks planning permission for 10 no. units in total; of which 5 no. are new units and 5 are amended units that have already been approved.

The proposed development is considered acceptable within the context of the locality. The provision of additional residential units to the local area is supported by national and local policy and the London Plan (2016). The application is therefore recommended for

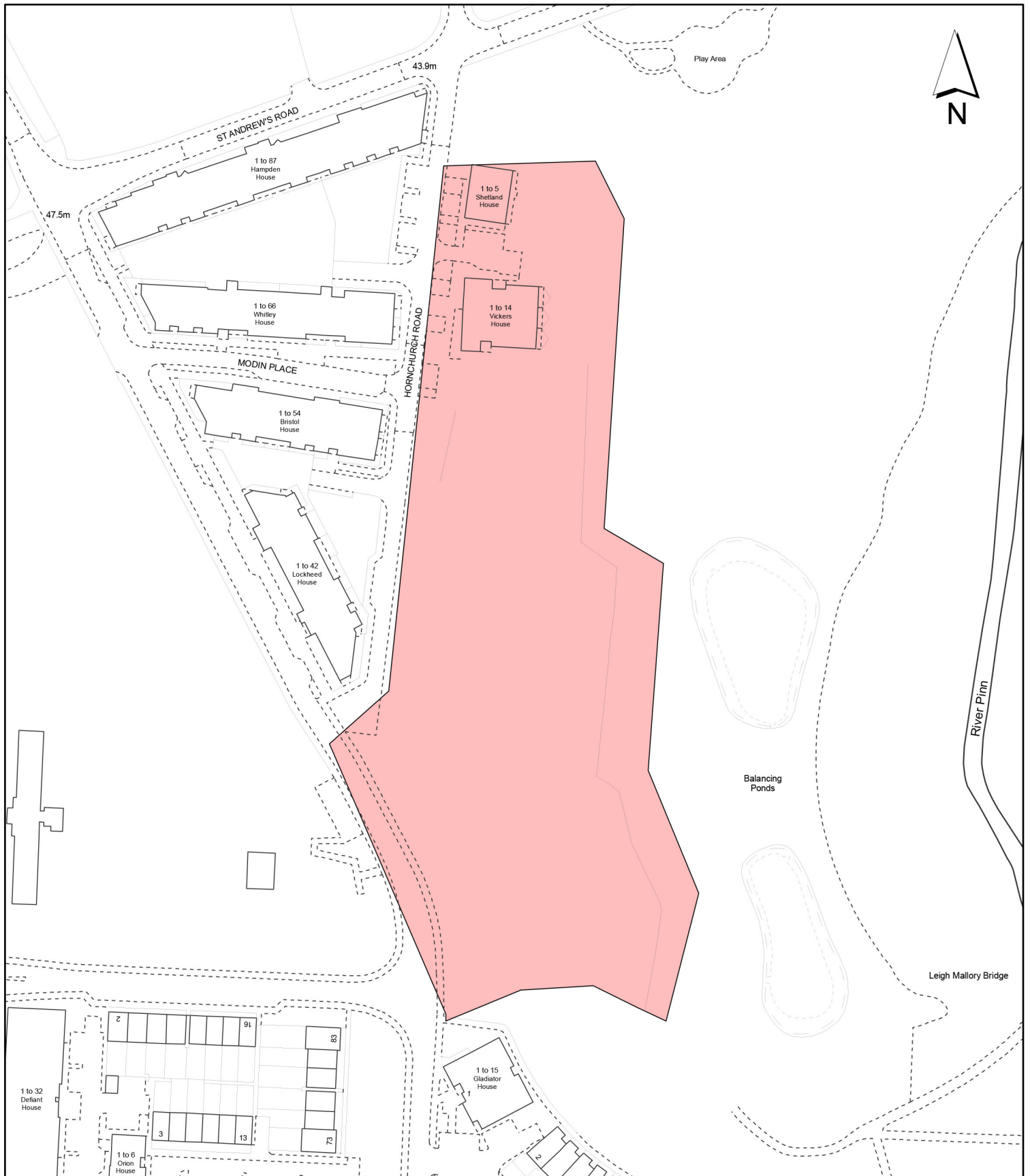
approval subject to conditions and a legal agreement to secure an affordable housing contribution, travel plan and project management & monitoring contribution.

## **11. Reference Documents**

The Local Plan: Part 1 - Strategic Policies (2012)  
The Local Plan: Part 2 - Development Management Policies (2020)  
The Local Plan: Part 2 - Site Allocations and Designations (2020)  
Council's Supplementary Planning Document - Planning Obligations  
Accessible Hillingdon SPD - September 2017  
The London Plan (2016)  
Draft London Plan - Intend to publish (2019)  
GLA SPG Affordable Housing & Viability (August 2017)  
GLA SPG Housing (March 2016)  
GLA SPG Play and Informal Recreation (September 2012)  
GLA SPG Planning for Equality and Diversity in London (October 2007)  
The National Planning Policy Framework (NPPF) (2019)

**Contact Officer:** Ed Laughton

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**The Dice Site  
 St Andrews Park**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:  
**585/APP/2019/771**

Scale:  
**1:1,550**

Planning Committee:  
**Major**

Date:  
**July 2020**

