



HILLINGDON

LONDON

Meeting:	Major Applications Planning Committee	
Date:	Thursday, 11th March 2021	Time: 6:00pm
Place:	Virtual Meeting	

ADDENDUM SHEET

Item: 6	Location: Douay Martyrs School
<i>Amendments/Additional Information</i>	<i>Officer Comments</i>
p.10 add plan number 37925-WWA-00-XX-DR-L-0107 rev P05	For update
Public Consultation: To date no new additional neighbour comments have been received.	For update
Section 7.10 p42 Remove- As such 7 new cycle spaces are proposed but shall be located within the Arrowsmith Campus across the road and will therefore need to be secured within the legal agreement as this campus does not fall within the development site. Replace with - As such 7 new cycle spaces are proposed but shall be located within the Cardinal Hume campus but outside of the redline for this planning application, or within Arrowsmith campus and will be secured within the legal agreement.	For correction
Section 2 p11, Section 7.20 p48 Remove - 3. Secure the provision of 7 new cycle parking spaces within the Douay Martyrs or Arrowsmith Campus within the boundary of the school. Replace with - 3. Secure the provision of 7 new cycle parking spaces within the Cardinal Hume or Arrowsmith campus within the boundary of the school.	For correction

Item: 7	Location: Keith House, North Hyde Road
<i>Amendments/Additional Information</i>	<i>Officer Comments</i>
<p>Following a request by the Councils Housing team, the applicants have altered the proposals to accommodate 2 additional 3 bedroom family homes, within the on-site affordable housing. There are no additional units within the scheme, the change involves the reconfiguration of 2 x 2 bedroom units to become 3 bedroom family sized units.</p> <p>This change has resulted in a change to the unit mix from:</p> <p>65 no. 1-bed units (43.3%) 63 no. 2-bed units (42%) 22 no. 3-bed units (14.7%)</p> <p>To:</p> <p>65 no. 1-bed units (42.3%) 61 no. 2-bed units (40.7%) 24 no. 3-bed units (16%)</p> <p>All reference to unit mix and affordable housing provision within the committee report is superseded by the above change.</p>	<p>The change is supported by the Councils Housing Team.</p>
<p>There are 64 no. residential car parking spaces proposed (including 1no. Visitor space), not 63 no. as stated in the committee report. This equates to a ratio of 0.43 car parking spaces per unit, not 0.42 per unit.</p>	<p>Correction</p>
<p>Amend the Head of Term stated under Section 2, Part A) i) to the following:</p> <p>i. Affordable Housing: Planning obligation for an on-site provision of 14 no. Social Rent units, comprising 4 no. 1-bedroom units, <u>6 no. 2-bedroom units and 4 no. 3-bedroom units</u>. This shall include an Early and Late Stage Viability Review mechanism as defined by Policy H5 of the London Plan (2021).</p>	<p>For accuracy.</p>
<p>Amend Condition 2 to the following:</p> <p>The development hereby permitted (comprising 150 no. residential units, with 65 no. 1-bed units, 61 no. 2-bed units, 24 no. 3-beds, 4 no. flexible commercial units measuring 400 square metres floorspace, within a part 7 storey, part 9 storey building and 74 car parking spaces), shall not be</p>	<p>To ensure plans are consistent following revisions.</p>

carried out except in complete accordance with the details shown on the submitted plans, numbers:

X_(01)_P001 Rev. P01;
X_(01)_P002 Rev. P02;
X_(01)_P100 Rev. P01;
X_(01)_P101 Rev. P01;
A_(00)_P100 Rev. P03;
A_(00)_P101 Rev. P02;
A_(00)_P102 Rev. P01;
A_(00)_P104 Rev. P01;
A_(00)_P109 Rev. P01;
A_(00)_P200 Rev. P02;
A_(00)_P201 Rev. P01;
A_(00)_P202 Rev. P02;
A_(00)_P203 Rev. P03;
A_(00)_P210 Rev. P02;
A_(00)_P300 Rev. P01;
B_(00)_P100 Rev. P04;
B_(00)_P101 Rev. P04;
B_(00)_P103 Rev. P02;
B_(00)_P104 Rev. P01;
B_(00)_P108 Rev. P02;
B_(00)_P151 Rev. P01;
B_(00)_P154 Rev. P01;
B_(00)_P200 Rev. P01;
B_(00)_P201 Rev. P01;
B_(00)_P202 Rev. P03;
B_(00)_P210 Rev. P02;
B_(00)_P300 Rev. P01;
X_(00)_P100 Rev. P05;
X_(00)_P101 Rev. P05;
X_(00)_P102 Rev. P05;
X_(00)_P103 Rev. P03;
X_(00)_P104 Rev. P03;
X_(00)_P105 Rev. P03;
X_(00)_P107 Rev. P02;
X_(00)_P108 Rev. P03;
X_(00)_P109 Rev. P03;
X_(00)_P200 Rev. P01;
X_(00)_P201 Rev. P02;
X_(00)_P202 Rev. P03;
X_(00)_P300 Rev. P01;
X_(12)_P102 Rev. P01;
P20122-00-001-GIL-0100 Rev. 06;

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

<p>To ensure the development complies with the provisions of the Hillingdon Local Plan: Part 1 (November 2012), the Hillingdon Local Plan: Part 2 (January 2020), and the London Plan (March 2021).</p>	
<p>Amend Condition 9 as follows:</p> <p>Prior to commencement of above ground works, detail of the boundary treatment for the proposed first floor podium deck communal amenity space (between Blocks A and B) and the 7th floor roof terrace (Block B) hereby approved shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>REASON To ensure that the development presents a satisfactory appearance in accordance with Policies DMHB 11 and DMHB 18 of the Hillingdon Local Plan Part 2 - Development Management Policies (January 2020) and to ensure a satisfactory external amenity space environment is achieved, in accordance with Policy D14 of the London Plan (March 2021).</p>	<p>For accuracy</p>
<p>Amend Condition 11 as follows:</p> <p>Prior to commencement of above ground works, details of the play area for children shall be submitted to and approved in writing by the Local Planning Authority. This should include details of accessible play equipment for disabled children, including those with a sensory impairment, or complex multiple disabilities. These play areas, alongside all other external amenity areas, shall not be segregated by tenure and shall be accessible to all residential units, including the Affordable Housing units hereby approved.</p> <p>Thereafter, the play areas shall be provided prior to the occupation of any unit within the development and maintained for this purpose.</p> <p>REASON To ensure that the development makes adequate provision of children's play space in accordance with Policies DMHB 19 and DMCI 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies S4 and D5 of the London Plan (March 2021).</p>	<p>To ensure the condition is robust.</p>
<p>Add the following condition:</p> <p>A) No development shall proceed beyond the steel/timber/concrete superstructure (including roof</p>	<p>For completeness.</p>

structure) of any building proposed until the principles of a Fire Statement has been submitted to and approved in writing by the Local Planning Authority. The statement should detail how the development proposal will function in terms of:

- i) the building's construction: methods, products and materials used, including manufacturers' details
- ii) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
- iii) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
- iv) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
- v) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
- vi) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

B) Prior to occupation of the development, the final comprehensive Fire Statement shall be submitted to and approved in writing by the Local Planning Authority. This should be accompanied by the Building Control Decision Notice or equivalent.

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

REASON

To ensure the safety of all building users in accordance with Policy D12 of the London Plan (March 2021).