

Report of the Head of Development Management and Building Control

Address: CIVIC CENTRE HIGH STREET UXBRIDGE

Development: Installation of 2no. Air Source Heat Pumps (ASHPs) on the cooling tower roof, 1no. ASHP on the chimney roof with one thermal buffer, and 4no. ASHPS within the service yard surrounded by a 2.1m high, red metal louvre fencing and one thermal buffer. Replacement of existing timber beams and roof covering of the cooling tower roof. Installation of 9 steel beams to reinforce the existing steel frame in the plant room beneath the roof. On the chimney roof, the paving slabs and stilts will be removed to offset the load of the ASHP and thermal buffer on the supporting roof structure.

LBH Ref Nos: 14805/APP/2023/3035

Drawing Nos: Design and Access Statement

0001 Rev 01

0010 Rev 01

0031 Rev 01

0030 Rev 01

0011 Rev 01

1000 Rev 01

1002 Rev 01

1001 Rev 01

3001 Rev 01

3002 Rev 01

27558-01 P1

27558-02 P1

27558-05 P1

TER-MA-220

TER-MA-330

TER-MA-440

Plan

Date Plans received: 18-10-2023

Date(s) of Amendments(s):

Date Application valid 18-10-2023

1. SUMMARY

The application site comprises the Civic Centre on the High Street, Uxbridge. The building is Grade II listed. The application seeks planning permission to install seven no. Air Source Heat Pumps (ASHPs) on the roof and within the service yard, along with 2no. thermal buffers. The ASHPs within

the service yard would be surrounded by 2.1m high, metal louvre fencing and the roof mounted ASHP on the Cooling Tower roof would be facilitated by works to replace existing timber beams and install steel beams to reinforce the relevant part of the roof. The planning application is accompanied by an application for listed building consent (ref. 14805/APP/2023/3037), which - in addition to the above - considers some additional works (secondary glazing to windows and cavity wall insulation) for which planning permission is not required.

The proposal would result in some harm to the designated heritage asset due to the cumulative impact of the different aspects of the proposal, such as the visibility of ASHPs, including proposed ASHP chimney boxing and the louvred fencing in the service yard. However, there is a clear public benefit in the reduction of energy consumption and associated carbon savings that would outweigh the less than substantial harm in this case. No other significant issues are identified and the proposal is considered to comply with the development plan. Consequently, it is recommended that planning permission is granted, subject to the conditions set out below.

2. RECOMMENDATION

APPROVAL subject to the following:

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

0001 Rev 01 Location Plan
1000 Rev 01 Proposed Site Plan
1001 Rev 01 Proposed Roof and Ground Plan
1002 Rev 01 Proposed Roof and Ground Plan
3001 Rev 01 Proposed Elevations
3002 Rev 01 Proposed Elevations
27558-01 P1 Roof Proposed Steelwork West
27558-02 P1 Roof Proposed Steelwork East
27558-05 P1 Roof Proposed Steelwork Sections and Details (West Side)
TER-MA-220 Heat pump
TER-MA-330 Heat Pump
TER-MA-440 Heat Pump
P40220 FLAT ROOF REMEDIAL REFURBISHMENT SPECIFICATION
Design and Access Statement

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

REASON

To ensure the development complies with the provisions of Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. NONSC Non Standard Condition

Full details of the proposed 2.1 metre high louvred red fencing shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

The development shall only be carried out in accordance with the details so approved and shall thereafter be retained and maintained as such.

REASON

To preserve the setting of a listed building in accordance with Policy DMHB 2 of the Hillingdon Local Plan Part 2 (2020).

4. NONSC Non Standard Condition

For the lifetime of the development hereby permitted the rating level (LAr) of noise caused by its operation shall not exceed: 40 dB LAr 15 min for any fifteen-minute period between 2300 and 0700, and 50 dB LAr 1 hour for any one-hour period between 0700 and 2300, determined one metre free field external to any window or door of any permanent residential, or equivalently noise sensitive premises, in accordance with 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.

REASON

To ensure that occupants of existing dwellings would not be exposed to noise caused by the permitted development that would be likely to cause a significant adverse effect on their health and quality of life. This has regard to the guidance set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' BS8233 2014, with windows open for the purposes of ventilation and cooling.

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).

I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London

Plan (2021) and national guidance.

DMEI 10	Water Management, Efficiency and Quality
DMEI 2	Reducing Carbon Emissions
DMEI 9	Management of Flood Risk
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 2	Listed Buildings
DMHB 4	Conservation Areas
DMT 6	Vehicle Parking
DMTC 1	Town Centre Development
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D8	(2021) Public realm
LPP HC1	(2021) Heritage conservation and growth
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF7	NPPF 2021 - Ensuring the vitality of town centres

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the Civic Centre on the High Street, Uxbridge. The building is Grade II listed.

The Civic Centre is sited on an irregularly-shaped corner plot, between the High Street to the approximate north, and the curving dual-carriageway of Hillingdon Road to the east and south. The building is accessed across a large square which opens up from the High Street. The main entrance is to the south of the square. Behind, the council offices have a diamond-shaped footprint and a stepped profile of three and four storeys, set over a semi-basement car park. To the east of the square, connected behind the main entrance, is a second, more irregularly shaped part of the complex. This contains the council chamber, civic suite and registry office, and also has parking beneath.

The application site is not located within a designated Conservation Area, albeit the Old Uxbridge / Windsor Street Conservation Area lies beyond the Civic Centre to the north. The site lies within the designated Town Centre of Uxbridge.

3.2 Proposed Scheme

The application seeks planning permission for:

- i) installation of 2no. Air Source Heat Pumps (ASHPs) on the cooling tower roof;
- ii) installation of 1no. ASHP on the chimney roof along with one thermal buffer;
- iii) installation of 4no. ASHPS with associated chimneys and boxing, 2.1m high red metal louvre fencing and one thermal buffer within the service yard;
- iv) replacement of existing timber beams and roof covering of the cooling tower roof; and
- v) installation of 9 steel beams to reinforce the existing steel frame in the plant room beneath the roof.

In addition, on the chimney roof, the paving slabs and stilts will be removed to offset the load of the ASHP and thermal buffer on the supporting roof structure.

The planning application is accompanied by an application for listed building consent (also on this committee agenda) for the proposed external and internal works to the Grade II listed building (ref.14805/APP/2023/3037). The Listed Building Consent application also includes additional works that do not require planning permission, including secondary glazing and cavity wall insulation.

3.3 Relevant Planning History

14805/APP/2023/2336 Civic Centre High Street Uxbridge

The replacement of a failed flat roof covering (behind parapet walls); replacement of defective pv panels on a like-for-like basis. Joinery, brickwork and concrete repairs; the replacement of single glazed Crittall windows with double glazed Crittall windows. Installation of air source heat pumps to service yard, with associated screening, and removal of a suspended ceiling within the function suite, all within the Middlesex Suite.

Decision: 06-10-2023 Approved

14805/APP/2023/2337 Civic Centre High Street Uxbridge

The replacement of a failed flat roof covering (behind parapet walls); replacement of defective pv panels on a like-for-like basis. Joinery, brickwork and concrete repairs; the replacement of single glazed Crittall windows with double glazed Crittall windows. Installation of air source heat pumps to service yard, with associated screening, and removal of a suspended ceiling within the function suite, all within the Middlesex Suite. (Application for Listed Building Consent).

Decision: 06-10-2023 Approved

14805/APP/2023/3037 Civic Centre High Street Uxbridge

Installation of 2no. Air Source Heat Pumps (ASHPs) on the cooling tower roof, 1no. ASHP on the chimney roof with one thermal buffer, and 4no. ASHPS within the service yard surrounded by a 2.1m high, red metal louvre fencing and one thermal buffer. Replacement of existing timber beams and roof covering of the cooling tower roof. Installation of 9 steel beams to reinforce the existing steel frame in the plant room beneath the roof. On the chimney roof, the paving slabs and stilts will be removed to offset the load of the ASHP and thermal buffer on the supporting roof structure. Installation of secondary glazing and cavity wall insulation.

Comment on Relevant Planning History

Relevant history listed above.

4. Planning Policies and Standards

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)
The West London Waste Plan (2015)
The London Plan (2021)

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.HE1 (2012) Heritage

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMEI 2 Reducing Carbon Emissions

DMEI 9 Management of Flood Risk

DMEI 10 Water Management, Efficiency and Quality

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMTC 1 Town Centre Development

DMT 6 Vehicle Parking

NPPF2 NPPF 2021 - Achieving sustainable development

NPPF4 NPPF 2021 - Decision-Making

NPPF7 NPPF 2021 - Ensuring the vitality of town centres

NPPF12 NPPF 2021 - Achieving well-designed places

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

LPP HC1 (2021) Heritage conservation and growth

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D8 (2021) Public realm

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: **26th November 2023**

5.2 Site Notice Expiry Date: Not applicable

6. Consultations

External Consultees

81 neighbouring properties and The Mall Pavilions were consulted by letter dated 23rd of October 2023, which expired on the 13th of November 2023. The site and press notices expire on 29th of November and 26th of November, respectively. No representations have been received to date. Any representations received following the publication of the report will be reported in an addendum.

Internal Consultees

The Council's Conservation Officer, Highways Officer, Access Officer, Energy Officer and Noise Officer were consulted on 23rd of October 2023. Their comments are summarised below:

ACCESS OFFICER

I have considered the detail of this planning application and consider this proposal to have no impact on accessibility.

HIGHWAYS

There are no envisaged highway related implications associated with the proposal. Any associated construction traffic would be expected to be contained within the Civic complex so no further demands need to be imposed.

CONSERVATION OFFICER

ASHPs

There will be four ASHPs in the service yard, two on the cooling tower flat roof and one on the chimney flat roof of the Civic Centre.

The service yard retains its original utilitarian character and currently has a generator in the vicinity of the proposed location of the ASHPs. The context is therefore already formed by the operational needs of the building and is an appropriate location for the ASHPs and is generally screened from public view, with the exception of the footpath along the wall on the west side and the adjacent tall buildings.

However, the service yard's enclosed character means that cold air generated by the ASHPs necessitates the installation of chimneys up to 5.2 metres in height to remove the cold air away from the area to ensure the ASHPs function effectively. The ASHPs are very large and when combined with the 5.2 metre height the combination will have a clear visual impact from within the yard as well as the limited views from the public sphere. There will be less than substantial harm to the setting of the listed building which will need to be balanced by the public benefits of the proposal in line with NPPF 202. The level of harm is considered to be at the lower end, due to the well screened location, limited visibility from the public sphere and the mitigating impact of moving the bins into the basement car park and the louvred fence around the ASHPs.

The cooling tower is the tallest point of the Civic Centre and is effectively the rectangular flat roof of a plant room with a low surrounding parapet wall. There will be two ASHPs which will be visible in close up views but is partly obscured by the complex surrounding roof profiles, their impact will be reduced by setting them back from the edge and the existing low parapet wall. They will be seen more clearly in longer views from the surrounding area.

In addition to their visual impact, there will be a direct impact on the historic fabric as structural works are necessary to support the ASHPs. The existing timber beams which have rotted will be replaced by nine new steel beams added to the existing steel structure, seven in the plant room below and two on the surface. There will also be an entirely new flat roof system.

There will also be less than substantial harm to the listed building with this aspect of the proposal due to the visibility of the ASHPs in this location and the direct impact on the historic fabric which will also need to be balanced against the public benefits inline with NPPF 202.

The final ASHP will be on the chimney roof at the front of the building. To avoid the structural works necessary on the Cooling Tower roof, in order to lighten the load the paving slabs and stilts will be removed. This will be acceptable but there will be fleeting views of the ASHP from below and in longer views. This has the lowest impact of the proposal for the ASHPs

Secondary Glazing

The Civic Centre retains its wooden single glazed original windows in the Johnson-Marshall building and Critall windows on the 1930s Middlesex Suite. It is proposed to install secondary glazing into the reveals of all of the windows in the 1970s building and some of the windows in the Middlesex Suite (the rest will have replacement Critall double glazed windows). The windows vary but the majority on the floors above ground

level are square with bisecting glazing bars creating four lights. The vertical glazing bars would be carefully aligned with the existing windows and the visual impact is likely to be fairly negligible. The frames will be white to harmonise with the internal decoration rather than the window behind.

The secondary glazing would be reversible and allow the original windows to be preserved. Secondary glazing has the least direct impact on historic fabric and is highly effective in reducing heat loss. No objection.

Cavity wall insulation

This will involve the injection of white wool cavity wall insulation into the mortar joints of the walls at regular intervals. The holes will then be infilled with matching mortar. Provided the mortar matches existing over time, this will have no visible impact on the significance of the listed building.

4. Conclusion

The proposal to introduce secondary glazing and cavity wall insulation is acceptable.

The proposal for the ASHPs involves a degree of harm to the listed building and its setting. The harm is less than substantial and will need to be offset against the public benefits (as required by the NPPF 202 test) of the scheme to reduce energy consumption and lower the cost and carbon emissions at the Civic Centre.

-If approved a condition requiring the infilled mortar to match existing is suggested

PLANNING OFFICER COMMENT

The above mentioned condition has been included within the Officer's recommendation for the associated Listed Building Consent application, as it relates to works which solely require Listed Building Consent.

ENERGY OFFICER

The proposals will make a significant reduction to the use of gas at the Civic Centre and consequently provide a major saving in carbon emissions. The report does not appear to explain what the carbon footprint would be from switching from gas based heating, to electricity based heating (i.e. through the air source heat pumps) but the expectation would still be that it is much lower. No monitoring proposals have been provided but it will be anticipated that this will be secured through Council operations. This would only be a planning matter if there was a marginal on balance positive decision which requires careful monitoring of the benefits to ensure they offset any harm. If this is the case, then an energy monitoring condition should be considered. However, given the unlikely significant harm then I would suggest that this is not required through the planning system.

PLANNING OFFICER COMMENT

The Energy Officer's comments are noted and agreed. The balance of harm and public benefits is discussed within the main body of this report and it is agreed with the Energy Officer that an energy monitoring condition is not necessary in this case.

NOISE OFFICER

Sufficient information has been provided by the Applicant to make a recommendation with respect to noise. It is recommended that no objection is made on noise grounds subject to the inclusion of suitable conditions which should be met based on the design information provided and considering measurement and prediction uncertainty. Hence: 'For the lifetime of the development hereby permitted the rating level (LAr) of noise caused by its operation shall not exceed: 40 dB LAr 15 min for any fifteen-minute period

between 2300 and 0700, and 50 dB LAr 1 hour for any one-hour period between 0700 and 2300, determined one metre free field external to any window or door of any permanent residential, or equivalently noise sensitive premises, in accordance with 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.' Reason To ensure that occupants of existing dwellings would not be exposed to noise caused by the permitted development that would be likely to cause a significant adverse effect on their health and quality of life. This has regard to the guidance set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' BS8233 2014, with windows open for the purposes of ventilation and cooling.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located in the developed area of the Borough, within the designated Town Centre. The proposals relate to the Civic Centre and the improvement of a public building to increase energy efficiency. The proposed alterations and replacements are considered acceptable in principle subject to compliance with other relevant policies as set out in this report.

7.02 Density of the proposed development

Not applicable.

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

The impacts on the listed building and the appearance of the area are addressed in section 7.07 of this report.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

This section of the report considers the impact of the proposals on the street scene and character of the area, including the impact on heritage assets.

POLICY CONTEXT:

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a statutory duty on Local Planning Authorities requiring that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The NPPF at Chapter 16, places great importance on the protection of heritage assets. Of particular relevance to this development proposal are the following two paragraphs:

'199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the

asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

'202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy HC1 of the London Plan (2021) states, inter alia, that 'development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.'

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape (including locally and statutorily Listed Buildings, Conservation Areas, Areas of Special Local Character and Archaeological Priority Zones and Areas), and encourage the reuse, modification and regeneration of historic assets.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will expect development proposals to avoid harm to the historic environment and to prevent the loss of significance or harm to the character, appearance and setting of heritage assets.

Policy DMHB 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) will only permit developments that retain the significance and value of Listed Buildings whilst being appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. In addition, any alterations or additions to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

ASSESSMENT:

The proposal is part of a broader scheme of carbon reduction of the Civic Centre as part of the London Borough of Hillingdon's 2030 Net Zero Carbon commitment.

As noted previously, the proposal would involve the installation of four ASHPs in the service yard, two on the cooling tower flat roof and one on the chimney flat roof of the Civic Centre.

The service yard retains its original utilitarian character and currently has a generator in the vicinity of the proposed location of the ASHPs. The context is therefore already formed by the operational needs of the building and is an appropriate location for the ASHPs and is generally screened from public view, with the exception of the footpath along the wall on the west side and the adjacent tall buildings. The ASHPs are large and when combined with the proposed 5.2 metre height of the chimney screening, the combination will have a clear visual impact from within the yard as well as more limited views from the public sphere.

The two ASHPs located on the cooling tower would be visible in close up views, but as noted by the Council's Conservation Officer, they would be partly obscured by the complex surrounding roof profiles, and their impact would be reduced by the set back from the roof edge and the existing low

parapet wall. They would however be seen more clearly in longer views from the surrounding area.

The final ASHP would be on the chimney roof at the front of the building. To avoid the structural works necessary on the Cooling Tower roof, in order to lighten the load, the paving slabs and stilts are proposed to be removed. It is considered that this would be acceptable and there would only be fleeting views of the ASHP from below and in longer views. This element of the scheme is considered to have the lowest impact of the proposals for the ASHPs.

The application also proposes the replacement of existing timber beams and roof covering of the cooling tower roof, installation of 9 steel beams to reinforce the existing steel frame in the plant room beneath the roof and works on the chimney roof to remove paving slabs and stilts to offset the load of the ASHP and thermal buffer on the supporting roof structure, with a new flat roof system. This would be a direct impact on the historic fabric, as structural works are necessary to support the ASHPs.

The elements of the scheme that require only Listed Building Consent (not planning permission) are considered separately in the report for application reference 14805/APP/2023/3037.

It is considered that cumulatively, the proposals would result in some harm to the fabric and setting of the grade II listed building, in particular, as a result of the structural alterations to the roofs described above, which are necessary to provide appropriate strength to support the ASHP,s as well as from the visibility of the ASHPs, including the 5.2m high chimney screening and the louvred fencing. The applicant has worked with Officers (including the Council's Conservation Officer) in order to minimise the impact of the proposals on the building and its setting. It is concluded that the resulting harm would be 'less than substantial' at the lower end of the spectrum, requiring the NPPF paragraph 202 test (detailed above) to be applied. It is considered that there is a clear public benefit in the reduction of energy consumption, the associated reduction in carbon emissions and greater efficiencies in maintaining the public building. It is considered that the clear public benefits outweigh the identified less than substantial harm in this case.

The proposed works would be visible from the public realm, however they would not be unduly prominent and for the reasons explained above, it is considered that the impact on the streetscene and character and appearance of the area would be acceptable. Given the location of the proposed works, it is considered that there would be no harm to the significance of the nearby designated Conservation Area.

Having regard to the above, it is considered that the proposal would have an acceptable impact on the character and appearance of the area and that the less than substantial harm caused to the fabric and setting of the Grade II listed building would be outweighed by the public benefits of the scheme. Consequently, the proposal is considered to accord with Policies HE1 and BE1 of the Hillingdon Local Plan Part 1 (November 2012), Policies DMHB 1, DMHB 2, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policies D3 and HC1 of the London Plan, and Chapters 12 and 16 of the National Planning Policy Framework (2023).

7.08 Impact on neighbours

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that all new development should seek to protect the amenity of surrounding land and buildings, particularly residential properties.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight

of adjacent properties and open space.

Given the nature of the proposal and the separation from residential properties, it is considered that the proposal would not adversely affect the amenities of neighbouring occupiers, subject to the inclusion of the planning condition recommended by the Council's Noise Officer. This has been included within the recommendation at section 2 of this report. With the imposition of this condition, it is considered that the proposal accords with Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The parking provision and traffic generation would remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020). Furthermore, the Highways Officer has no objections to the proposal.

7.11 Urban design, access and security

Discussed where relevant in other sections of this report.

7.12 Disabled access

It is noted that the Council's Access Officer raises no objections to the proposal. No access issues are considered to be raised.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

Not applicable.

7.15 Sustainable waste management

Not applicable.

7.16 Renewable energy / Sustainability

The proposal would make a positive contribution in terms of sustainability, as it would improve the energy efficiency of the Civic Centre.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

No significant air quality issues are considered to be raised having regard to the nature of the proposals. It is noted that the proposals will have a positive impact on the energy efficiency of the building, resulting in carbon emission reductions.

Noise has been discussed at section 7.08 of this report (above).

7.19 Comments on Public Consultations

None received.

7.20 Planning obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

No other significant issues are raised having regard to the nature of the proposed works.

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

For the reasons set out in this report, it is considered that the proposed development complies with the Development Plan. Accordingly, the application is recommended for approval, subject to the conditions set out in section 2 of the report.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

The London Plan (2021)

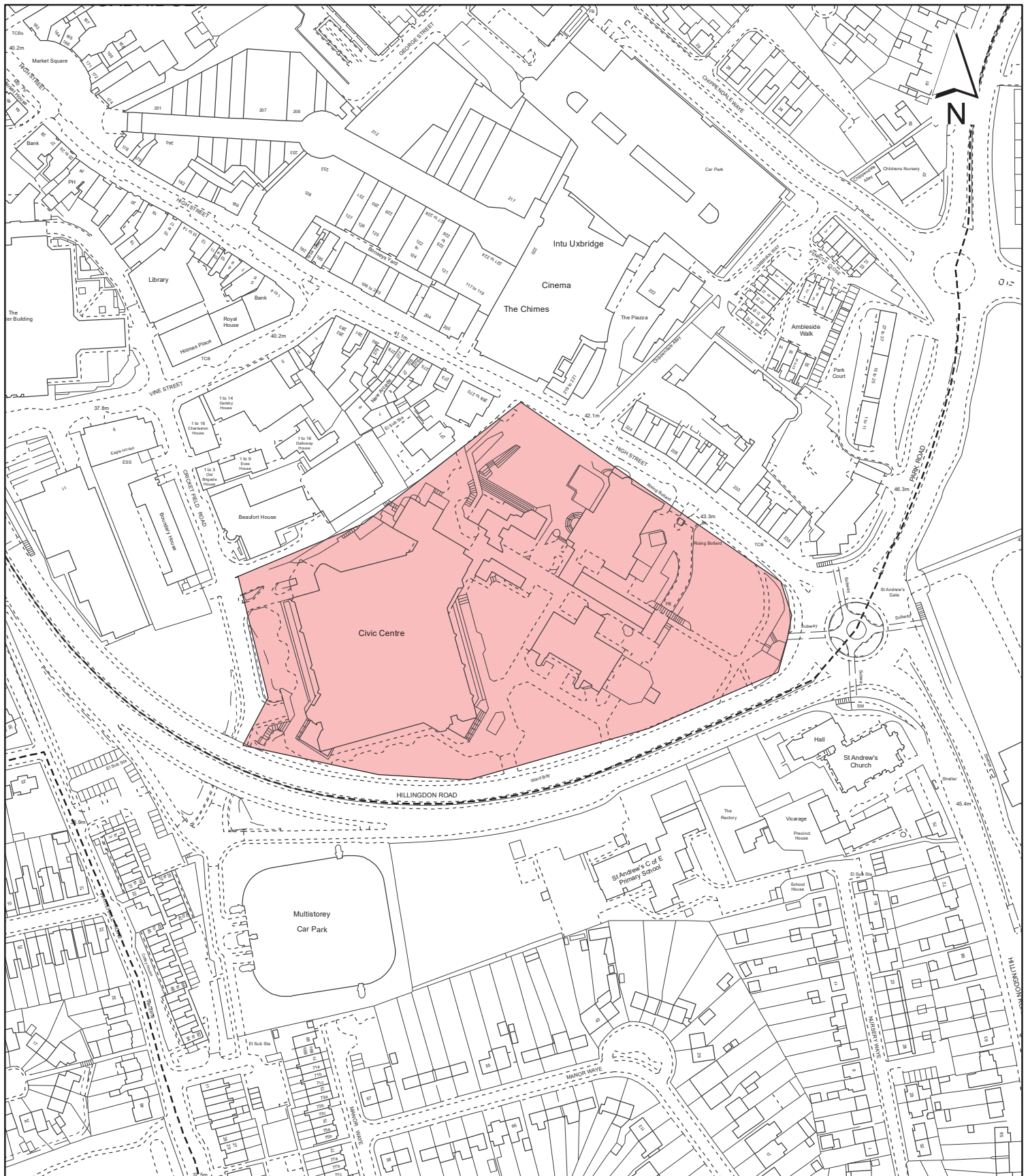
National Planning Policy Framework (2023)

Contact Officer:

Emilie Bateman

Telephone No:

01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2020 Ordnance Survey 100019283

Site Address:

Civic Centre

Planning Application Ref:

14805/APP/2023/3035

Planning Committee:

Minors

Scale:

1:2,500

Date:

December 2023

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111



HILLINGDON
 LONDON