

## Report of the Head of Development Management and Building Control

**Address:** NORTHWOOD HILLS LIBRARY POTTER STREET NORTHWOOD

**Development:** Demolition of existing library and construction of a new mixed-use building comprising a replacement library and 9 x residential dwellings with car parking, cycle parking, waste storage and associated infrastructure

**LBH Ref Nos:** 8915/APP/2023/2709

**Drawing Nos:** Energy & Sustainability Statement, Irvineering, Date: 17 July 2023  
Main Investigation Report, Soils Limited, Reference: 20912/MIR Rev1.0, July 2023  
Flood Risk Assessment and Drainage Statement, Document reference: 5467-LIBR-ICS-XX-RP-C-07.001B, Infrastruct CS Ltd, August 2023  
Air quality assessment, XC02, August 2023  
Daylight, sunlight & overshadowing assessment, XC02, August 2023  
Fire Statement, Ardenlea, August 2023, V250823  
Planning statement, Hybrid, August 2023  
Transport assessment, Motion, 17/08/2023, Final V2  
Design and access statement - Part 1, Hunters, August 2023  
Design and access statement - Part 2, Hunters, August 2023  
Heritage statement, KM Heritage  
Whole Life Carbon assessment, Eight Versa, Dated 25/09/2023 Issue no. 1, Reference 10520-Northwood library-WLC\_RICS\_S2\_Report-2309-25 -HA  
M10047- HUN- APL001 Rev. A  
M10047- HUN- APL002 Rev. A  
M10047- HUN- APL011 Rev. B Nov 23 (revised and received 14-11-23)  
M10047- HUN- APL013 Rev. B Nov 23 (revised and received 14-11-23)  
M10047- HUN- APL003 Rev. A  
M10047- HUN- APL004 Rev. A  
M10047- HUN- APL006 Rev. A  
M10047- HUN- APL017 Rev. B Nov 23 (revised and received 14-11-23)  
M10047- HUN- APL007 Rev. A  
M10047- HUN- APL008 Rev. B 21.11.23 (revised and received 21-11-23)  
M10047- HUN- APL009 Rev. B 21.11.23 (revised and received 21-11-23)  
M10047- HUN- APL010 Rev. C 21.11.23 (revised and received 21-11-23)  
M10047- HUN- APL012 Rev. A  
M10047- HUN- APL014 Rev. B 21.11.23 (revised and received 21-11-23)  
M10047- HUN- APL015 Rev. C 21.11.23 (revised and received 21-11-23)  
M10047- HUN- APL016 Rev. C 21.11.23

M10047- HUN- APL018 Rev. A  
M10047- HUN- APL019 Rev. A  
M10047- HUN- APL020 Rev. A  
M10047- HUN- APL022 Rev. A  
M10047- HUN- APL023 Rev. A  
M10047- HUN- APL024 Rev. A

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TH/A3/4041/TPP

Arboricultural Impact Assessment Method Statement & Tree Protection Plan,  
Trevor Heaps, Date: 7th August 2023, Ref: TH 4041

Urban Greening Factor Calculation

Preliminary Ecological Appraisal, Middlemarch, RT-MME-161305-01, September  
2023

Preliminary Bat Roost Assessment, Middlemarch, RT-MME-161305-02,  
September 2023

<b>Date Plans received:</b>	14-09-2023	<b>Date(s) of Amendments(s):</b>	14-09-2023
			19-09-2023
<b>Date Application valid</b>	14-09-2023		27-09-2023

## 1. SUMMARY

The development comprises demolition of the existing library and the erection of a new mixed-use building comprising a replacement library (Use Class F1(d)) and 9 no. residential flats.

The principle of development is considered to be acceptable and would make effective use of an edge of town centre site. The design and appearance of the building would harmonise with the scale and proportions of the surrounding area and an appropriate level of car and cycle parking would be provided along with adequate amenity spaces and good living conditions for future occupiers.

The new public library would be vastly improved bringing with it significant public benefits. Material considerations, therefore, indicate that the scheme's benefits are such that planning permission should be granted, subject to the conditions outlined in this report and a legal agreement to secure the required air quality mitigation and Travel Plan.

## 2. RECOMMENDATION

That delegated powers be given to the Director of Planning, Regeneration and Environment to grant planning permission, subject to the following:

A) That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the following:

i. Air Quality Contribution: A financial contribution amounting to £28,017 shall be paid to address the

air quality impacts of the proposed development;

ii. **Travel Plan:** A full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan will include such as matters as: targets for sustainable travel arrangements; effective measures for the ongoing monitoring of the Travel Plan; and a commitment to delivering the Travel Plan objectives;

iii. **Project Management & Monitoring Fee:** A financial contribution equal to 5% of the total cash contributions.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement 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) That, if the Legal Agreement has not been finalised within 6 months (or such other time frame as may be agreed by the Director of Planning, Regeneration and Environment), delegated authority be given to the Director of Planning, Regeneration and Environment to refuse planning permission for the following reason:

'The applicant has failed to secure the necessary legal obligations associated with the proposed development and provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of Air Quality and Travel Plan). The scheme therefore conflicts with Policy DF1 of the London Plan (2021), Policy DMCI 7 of the Hillingdon Local Plan Part 2 (2020) and the Planning Obligations Supplementary Planning Document (2014).'

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

**1. RES3 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. RES4 Accordance with Approved Plans**

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

M10047- HUN- APL001 Rev. A

M10047- HUN- APL004 Rev. A

M10047- HUN- APL006 Rev. A

M10047- HUN- APL007 Rev. A

M10047- HUN- APL008 Rev. B

M10047- HUN- APL009 Rev. B

M10047- HUN- APL010 Rev. C

M10047- HUN- APL011 Rev. B

M10047- HUN- APL012 Rev. A  
M10047- HUN- APL013 Rev. B  
M10047- HUN- APL014 Rev. B  
M10047- HUN- APL015 Rev. C  
M10047- HUN- APL016 Rev. C  
M10047- HUN- APL017 Rev. B  
M10047- HUN- APL018 Rev. A  
M10047- HUN- APL019 Rev. A  
M10047- HUN- APL020 Rev. A  
M10047- HUN- APL022 Rev. A  
M10047- HUN- APL023 Rev. A  
M10047- HUN- APL024 Rev. A; and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

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

### **3. RES7 Materials (Submission)**

Notwithstanding the approved plans, no development shall take place until details of all materials and external surfaces, including details of windows, doors and balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

#### REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

### **4. M5 Means of Enclosure - details**

Before the development is commenced, details of boundary fencing or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

#### REASON

To safeguard privacy to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

### **5. HH- Obscured Glazing and Non-Opening Windows RPD2**

The windows facing east towards Northwood School shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

#### REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon

Local Plan Part 2 (2020).

## **6. RES9 Landscaping (car parking & refuse/cycle storage)**

Notwithstanding the approved plans, no development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants and trees giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Refuse Storage (in conjunction with Condition 19 Refuse Management Plan)
  - 2.b Cycle Storage and allocation plan
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts (including demonstration of 2 wheelchair accessible spaces and that all 9 parking spaces are served by 'active' electrical charging points)
  - 2.e Parking allocation Plan
  - 2.f Hard Surfacing Materials
  - 2.g External Lighting
  - 2.h Other structures (such as wayfinding, signage, play equipment and furniture)
  - 2.i Details of the location and orientation of CCTV cameras (ensuring no views of Northwood school playground).
  - 2.j Details of the privacy screens to be used for the private and communal amenity spaces.
  
3. Living Walls and Roofs
  - 3.a Details of the inclusion of living walls and roofs
  
4. Details of Landscape Maintenance
  - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
  
5. Schedule for Implementation

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

### **REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies DMHB 11, DMHB 12, DMHB 14, DMEI 1, DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

## **7. COM10 Trees to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged,

uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

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

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

### **8. RES8 Tree Protection**

The development hereby permitted, shall be carried out in strict accordance with the Method Statement and Tree Protection Measures detailed in the approved Arboricultural Impact Assessment Method Statement & Tree Protection Plan (Trevor Heaps, Date: 7th August 2023, Ref: TH 4041). The tree protection measures for the site will be monitored and supervised by an arboricultural consultant at key stages of the development including during demolition and records of the site inspections/meetings shall be submitted to the Local Planning Authority.

#### REASON

To ensure that retained trees and other vegetation will not be damaged during construction work and to ensure that the development conforms with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

### **9. COM26 Ecology**

No development shall take place until the following details of have been submitted to and approved by the Local Planning Authority:

- A Dusk Emergence & Dawn Re-entry Bat Survey including details of any ecological mitigation and habitat enhancements and a site plan showing their location;
- In the event that the Dusk Emergence & Dawn Re-entry Bat Survey discovers any bat roosts, a copy of a European Protected Species Mitigation Licence (EPSML) (under the 2010 Regulations) issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified development to go ahead.
- A Construction Ecological Management Plan (CEMP); and
- A Landscape and Ecology Management Plan (LEMP).

Thereafter, the development shall be implemented only in accordance with the recommendations detailed in the approved Preliminary Bat Roost Assessment (Middlemarch, RT-MME-161305-02, Date: September 2023) and Preliminary Ecological Appraisal, Middlemarch, RT-MME-161305-01, Date: September 2023, Dusk Emergence & Dawn Re-entry Bat Surveys and the CEMP and LEMP. The development shall be carried out in accordance with the Natural England licence and all mitigation measures and habitat enhancements shall be fully installed before occupation and retained in full accordance with the approved details.

#### REASON

In order to comply with the Conservation of Habitats and Species Regulations 2017 (as amended) and encourage a wide diversity of wildlife and to manage any impacts on biodiversity and protected species in accordance with Policy DMEI 7 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy G6 of the London Plan (2021).

#### 10. NONSC Non-Road Mobile Machinery (NRMM)

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the Local Planning Authority. The developer shall keep an up-to-date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

#### REASON

To ensure compliance with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy and to reduce the impact on air quality in accordance with Policy DMEI 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy SI 1 of the London Plan (2021).

#### 11. COM17 Control of site noise rating level

For the lifetime of the development hereby permitted the noise level shall not exceed 35 dB LAeq 16 hrs between 0700 and 2300 and 30 dB LAeq 8 hrs, between 2300 and 0700, measured inside any room of any permitted dwelling whilst achieving acceptable internal living conditions with respect to ventilation and temperature.

#### REASON

To ensure that occupants of the permitted development would not be exposed to noise that would be likely to cause a significant adverse effect on their health and quality of life in accordance with guidance set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' British Standard Institution BS8233: 2014 and Policies DMHB 11 and DMTC 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies D3 and D13 of the London Plan (2021).

#### 12. NONSC Step free access

Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

REASON

To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

**13. NONSC M4(2) Building Regulations**

The dwellings hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

REASON

To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with Policy D7 of the London Plan (2021).

**14. NONSC Fire evacuation lift**

The development hereby approved shall accord with London Plan policy D5(B5) and D12(A) to include a minimum of one fire evacuation lift designed to meet the technical standards set out in BS EN 81-76, BS 9991 and/or BS 9999, with all such provisions remaining in place for the life of the development.

REASON

To ensure the development can accommodate robust emergency evacuation procedures, including measure for those who require step-free egress, in accordance with Policies D5 and D12 of the London Plan (2021).

**15. NONSC Fire Safety**

The development hereby permitted, shall be carried out in strict accordance with the approved Fire Statement (Ardenlea, Date: August 2023, Ref: V250823). 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 Policies D11 and D12 of the London Plan (2021).

**16. RES24 Secured by Design**

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to



ensure the development provides a safe and secure environment in accordance with Policy DMHB 15 of the Local Plan Part 2 (2020) and Policy D12 of the London Plan (2021).

#### **17. A37 Refuse Management Plan**

Details of the on-site refuse and recycling management plan for bin rotation and collection shall be submitted to and approved by the Local Planning Authority. The management plan shall be implemented prior to occupation of the development and thereafter permanently retained.

#### **REASON**

To ensure adequate collection arrangements are in place in accordance with Policy EM11 of the Hillingdon Local Plan: Part 1 Strategic Policies (2012), Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies D6 and SI 7 of the London Plan (2021).

#### **18. NONSC Changing Places facility**

The development hereby approved shall accord with the requirements of Policy D5 of the London Plan (2021) to meet the highest standards of inclusive design by incorporating a Changing Places facility designed in accordance with the technical guidance set out in BS 8300-2:2018, section 18.6. All such provisions must remain in place for the life of the building.

#### **REASON**

To ensure the library facility achieves the highest standards of inclusive design in accordance with Policy D5 of the London Plan (2021).

#### **19. NONSC Demolition and Construction Management Plan**

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works.
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (iv) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (v) a dust risk assessment, including means to monitor and control dust, noise and vibrations, following the published guidance by The Institute of Air Quality Management (IAQM) on how to assess impacts of emissions of dust from demolition and construction sites. This must demonstrate compliance (drawn up in accordance with) the GLA Control of Dust and Emissions from Construction and Demolition SPG (or any successor document).
- (vi) The storage of demolition/construction materials on site.

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

#### **REASON**

To safeguard the amenity of surrounding areas in accordance with Policy BE1 of the Hillingdon Local

Plan Part 1 (2012) and Policy DMHB 11 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

## **20. NONSC Carbon Reduction**

The development hereby permitted, shall be carried out in strict accordance with the recommendations detailed in the Energy and Sustainability Statement (Irvineering Ltd, Date: 17/07/2023).

### **REASON**

In the interest of energy conservation and to deliver the maximum on-site carbon savings in accordance with Policy EM1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012), Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy SI 2 of the London Plan (2021).

## **21. NONSC Accordance with FRA and Drainage plan**

The development hereby permitted, shall be carried out in strict accordance with the flood mitigation and resilience measures and sustainable urban drainage scheme detailed in the Flood Risk Assessment and Drainage Statement (Document reference: 5467-LIBR-ICS-XX-RP-C-07.001B, Infrastruct CS Ltd, Date: August 2023) and Drainage Design (Drawing Number 0200 Rev. P03).

The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

### **REASON**

To ensure that surface water run off is handled as close to its source as possible in compliance with Policy DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy SI 13 of the London Plan (2021).

## **22. NONSC Parking Management Plan**

Prior to any above ground works for the development hereby approved (excluding demolition), a Parking Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. It shall include the arrangements for all on-site parking, including provisions for managing, monitoring, enforcement and review.

The vehicle parking provision and its management, as outlined in the approved Parking Design and Management Plan, shall be fully implemented as approved prior to the first occupation of the development, and so maintained in good working order, and the parking spaces shall not be used for any other purpose for the lifetime of the development.

### **REASON**

To ensure the appropriate operation of the car parking spaces in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Development Management Policies (2020) and Policies T6 and T6.1 of the London Plan (2021).

## **INFORMATIVES**

1.

The site lies in a Critical Drainage Area (CDA). Therefore, the surface water from the site entering the sewers should be minimised.

- Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, must be permeable or be collected and directed to a permeable area, or it would need an additional permission.
- A water butt should be incorporated.
- No drainage to support the extension should be connected to any existing surface water network, other than as an overflow.

## **2. 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).

## **3. 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.

## **4. I73 Community Infrastructure Levy (CIL) (Granting Consent)**

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

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

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

## **5. I72 Section 106 Agreement**

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

## **6. I15 Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

## **7. I25 Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

## **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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMCI 2	New Community Infrastructure
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards

DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
DMTC 1	Town Centre Development
DMTC 4	Amenity and Town Centre Uses
LPP D11	(2021) Safety, security and resilience to emergency
LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP G5	(2021) Urban greening
LPP GG2	(2021) Making the best use of land
LPP SI1	(2021) Improving air quality
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP SI7	(2021) Reducing waste and supporting the circular economy
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF5	NPPF 2021 - Delivering a sufficient supply of homes
NPPF8	NPPF 2021 - Promoting healthy and safe communities
NPPF9	NPPF 2021 - Promoting sustainable transport

### **3. CONSIDERATIONS**

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

Northwood Hills Library is located at the junction between Pinner Road and Potter Street to the north of the Northwood Hills Circus Roundabout sited at the northern end of Joel Street and the Northwood Hills Town Centre. The building is single storey with the main pedestrian and vehicular access taken from Potter Street and a small car park for 7 vehicles, including a disabled space at the rear. The floor area of the existing library is 450sqm.

The building is of a reasonably distinctive asymmetrical design, comprising a main ridged building with flat roof elements at the front and rear, with a projecting angled side wing incorporating a parallel ridged roof with angled elevations. The site is landscaped, including a grassed area at the front and hedging and shrubs along its street frontages, and includes a number of trees, mainly within the south western corner of the site, the most notable of which is a large mature oak tree.

Adjoining the site to the east are the playing fields of Northwood School. On the opposite side of Potter Street are residential houses, with Roundabout House, a sheltered nursing home adjoining the

roundabout. On the southern side of the roundabout are three storey retail parades which form part of the Northwood Hills Town Centre. There is a pedestrian crossing to the front of the site which links the library with the town centre to the south. The site has a Public Transport Accessibility Level (PTAL) rating of 3 (good) and is located within the Northwood East Air Quality Focus Area.

### 3.2 Proposed Scheme

The application seeks planning permission for the demolition of the existing library and the construction of a new mixed-use building comprising a replacement library and 9 x residential dwellings with car parking, cycle parking, waste storage and associated infrastructure.

On the ground floor a new library with a floor area of 459.3sqm is proposed. This would include a reception area, flexible event space, reading areas and meeting rooms.

On the upper floors the following accommodation is proposed:

#### First Floor

- 1 x 1b2p (51.1sqm)
- 3 x 2b4p (70.9sqm - 75.1sqm)
- Residential Podium Garden

#### Second Floor

- 2 x 2b4p (73.6sqm - 75.1sqm)
- 1 x 3b6p (108.1sqm)

#### Third Floor

- 1 x 1b2p (51.6sqm)
- 1 x 3b5p (102.3sqm)

In addition, 9no. car parking spaces would be provided to the west of the site, 5 of which would be for residential use, 2 spaces for library staff and 2 accessible spaces for library users. Separate dedicated refuse/recycling storage is proposed on the ground floor for both residential and library use, with access to the highway for collection. Eighteen residential cycle parking spaces are provided for residents in a secure location next to the residential entrance. Four cycle parking spaces are provided for library users and two spaces for library staff adjacent to the library entrance.

### 3.3 Relevant Planning History

8915/APP/2004/71                      Northwood Hills Library Potter Street Northwood  
CONVERSION OF EXISTING BINS STORE INTO LIBRARY TOILETS

**Decision:** 16-02-2004              Approved

8915/APP/2010/1961                Northwood Hills Library Potter Street Northwood

New entrance and infill canopy to library from Pinner Road and reconfiguration of garden layout.

**Decision:** 15-10-2010      Approved

8915/APP/2011/387      Northwood Hills Library Potter Street Northwood

Relocation of the new entrance doors (Application for non-material amendment following grant of planning permission ref: 8915/APP/2010/1961 dated 15/10/2010; New entrance and infill canopy to library from Pinner Road and reconfiguration of garden layout.)

**Decision:** 16-03-2011      Approved

8915/B/82/1512      Northwood Hills Library Potter Street Northwood

Householder dev. (small extension,garage etc) (P)

**Decision:** 05-01-1983      Approve Deemed  
Hill.

8915/C/84/0228      Northwood Hills Library Potter Street Northwood

Householder dev. (small extension,garage etc) (P)

**Decision:** 13-03-1984      Approve Deemed  
Hill.

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

The planning history is listed above and relates in the main to the use of the site as a library.

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

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

Material Considerations:

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.BE1 (2012) Built Environment

PT1.CI1 (2012) Community Infrastructure Provision

PT1.EM1 (2012) Sustainable Waste Management  
1

Part 2 Policies:

DMEI 12 Development of Land Affected by Contamination

DMCI 2 New Community Infrastructure

DMCI 7 Planning Obligations and Community Infrastructure Levy

DMTC 1 Town Centre Development

DMTC 4 Amenity and Town Centre Uses

DMHB 14 Trees and Landscaping

DMHB 15 Planning for Safer Places

LPP D14 (2021) Noise

DMEI 14 Air Quality

LPP SI1 (2021) Improving air quality

LPP GG2 (2021) Making the best use of land

DMHB 11 Design of New Development

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 1 Managing Transport Impacts

LPP SI13 (2021) Sustainable drainage

DMT 2 Highways Impacts



DMT 5 Pedestrians and Cyclists

DMT 6 Vehicle Parking

LPP D5 (2021) Inclusive design

LPP D6 (2021) Housing quality and standards

LPP D11 (2021) Safety, security and resilience to emergency

LPP D12 (2021) Fire safety

LPP SI2 (2021) Minimising greenhouse gas emissions

LPP SI7 (2021) Reducing waste and supporting the circular economy

LPP G5 (2021) Urban greening

LPP T4 (2021) Assessing and mitigating transport impacts

LPP T5 (2021) Cycling

LPP T6 (2021) Car parking

LPP T6.1 (2021) Residential parking

NPPF5 NPPF 2021 - Delivering a sufficient supply of homes

NPPF8 NPPF 2021 - Promoting healthy and safe communities

NPPF9 NPPF 2021 - Promoting sustainable transport

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

5.1 Advertisement Expiry Date: Not Applicable

5.2 Site Notice Expiry Date: Not applicable

## **6. Consultations**

### **External Consultees**

#### **PUBLIC CONSULTATION:**

64 neighbours and Northwood Hills Residents Association were consulted by letter dated 20-09-23. 1 letter of objection was received citing the following concerns, summarised below:

- Loss of day light and privacy
- Traffic

#### Officer Comment:

The resident's comments are noted and taken into full consideration. The matters raised are discussed in Sections 7.08 (Impact on neighbours) and 7.10 (Traffic impact, Car/cycle parking, pedestrian safety).

#### **Internal Consultees**

##### ACCESS OFFICER: (summary)

No objection subject to conditions requiring approval of 1) step free access, 2) compliance with the technical specifications for an M4(2) dwelling, 3) a minimum of one fire evacuation lift, and 4) a Changing Places facility.

##### AIR QUALITY SPECIALIST: (summary)

The proposed development is not air quality neutral or positive and therefore a damage mitigation cost of £28,017 has been calculated in accordance with current guidance.

##### CONSERVATION AND DESIGN: (summary)

The proposals benefit from recent pre-application advice. The proposals have approved since then, however still require changes and improvements. The cream and light grey bricks proposed considered inappropriate in the local context of darker buff and predominantly red bricks. An amended, more sensitive colour palette is sought.

While an existing oak tree to the frontage has now been retained several category B trees and a category A tree are proposed to be removed. This should be avoided by a slight setback of the building especially for the Yew tree (T14, cat. A). The cat. B trees T3 and T6 seem able to be retained without setting the building back, so their removal is not supported.

##### HIGHWAYS: (summary)

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, subject to conditions securing a travel plan and a parking allocation plan.

##### NOISE SPECIALIST: (summary)

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 condition to restrict noise levels.

##### WASTE STRATEGY:

The collection point for residential bulk bins is too close to the roundabout and it is suggested that they are either relocated to a permanent storage room nearer to the carpark, or a site manager available to pull bulk bins from the current storage location, to a holding area within the car park so that they can be emptied alongside the library containers.

#### Officer comments:

The consultee comments are noted and suitable conditions would be attached in the event of an approval to secure relevant details including agreeing the choice of brickwork and secure details of the travel plan and parking allocation. The loss of trees is regrettable however there would be a sufficient level of landscaping provided by the trees being retained to not unduly harm the visual amenity of the site. An air quality contribution would be secured by entering into a legal agreement. The location of the collection point has been discussed with the Highway Authority who do not consider there to be any highway safety issues arising from the arrangement presented, notwithstanding this it is recommended that a Refuse Management Plan be secured by condition.

## **7. MAIN PLANNING ISSUES**

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

#### **PRINCIPLE OF DEVELOPMENT:**

Paragraph 119 of the NPPF (2023) states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

Paragraph 120 of the NPPF (2023) states that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs in addition to promoting and supporting the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Policy GG2 of the London Plan (2021) states to create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must: enable the development of brownfield land, prioritise sites which are well-connected by existing or planned public transport and proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities.

Policy SD6 of the London Plan (2021) states - C) The potential for new housing within and on the edges of town centres should be realised through mixed-use or residential development that makes best use of land, capitalising on the availability of services within walking and cycling distance, and their current and future accessibility by public transport.

Policy SD7 of the London Plan (2021) states - Development plans should 6) identify sites suitable for higher density mixed-use residential intensification capitalising on the availability of services within walking and cycling distance and current and future public transport provision including, for example: d) delivering residential above existing commercial, social infrastructure and transport infrastructure uses or re-providing these uses as part of a mixed-use development.

Policy CI1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) states - The Council will ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations by:

1. Resisting of the loss of community facilities, and where the loss of these facilities is justified it will seek to ensure that resulting development compensates these uses to ensure no net loss; and,
2. Supporting the retention and enhancement of existing community facilities.

Policy DMCI 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) promotes the retention of existing community facilities.

The proposed development proposes the delivery of 9 new flats, together with a replacement public library following the demolition of the existing library building on Potter Street. The site lies outside of the designated Northwood Hills Town Centre and secondary shopping area, which is located to the south on Joel Street.

The replacement library would measure 460sqm in floor area representing an increase in 10sqm in floor area relative to the floor area of the existing library. The library would be retained at ground floor level within the existing site. It is therefore considered that the re-provision of the existing library within the site would not lead to a reduction or shortfall in the amount of community floorspace.

The site is not designated as part of the secondary shopping area or Town centre, and as such, the loss of the non-residential frontage onto the High Street (as a result of the loss of the library) would have a minimal impact on the continued vitality of the Northwood Hills town centre and secondary shopping area. Moreover, it is noted that the existing library is sited at the northern edge of the town centre and secondary shopping area, and overall design of the existing library building does not currently provide a high level of interest or particularly promote activity.

In summary, recognising that the site is under-utilised and within a sustainable and accessible edge of town centre location, it is considered that the principle of residential-led redevelopment (which re-provides the library within the existing site) is acceptable.

The development is considered to be in accordance with Policy CI1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policy DMCI 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies GG2, SD6 and SD7 of the London Plan (2021) and Paragraphs 119 and 120 of the NPPF (2023).

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

### **DENSITY AND HOUSING MIX:**

Policy D3 of the London Plan (2021) states: A) All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site.

Policy H10 of the London Plan (2021) states: A) Schemes should generally consist of a range of unit sizes. To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme.

Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states - 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 DMHB 17 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020)

states - All new residential development should take account of the Residential Density Matrix contained in Table 5.2.

In accordance with Table 5.2, the site location would fall into the category of a Residential area with a suburban character within 800m of a town centre with a PTAL 2-3. Table 5.2 identifies a density range of between 50 - 110 units per hectare as being an acceptable for flatted developments in these locations.

The site area measures 0.12 hectares and 9 no. units are proposed. As such, the development would have a density of 75 units per hectare. The proposed density falls at the mid point of the range, as the development has to respond to the generally low-rise context of its surroundings, and is considered to represent an optimal use of the site which provides a good level of new housing, appropriate for the density of residential development in the area.

The housing mix is proposed as 2 x 1 bedroom flats, 5 x 2 bedroom flats and 2 x 3 bedroom flats. The overall housing mix is considered to be acceptable and would broadly meet local demand.

The development is considered to be in accordance with Policies DMH 2 and DMHB 17 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies D3 and H10 of the London Plan (2021).

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy D3 of the London Plan (2021) states: Development proposals should: D1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good planning design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

The development comprises the demolition of the existing library and the erection of a 3.5 storey mixed-use development, comprising a new library at ground floor level and 9 no. flats on the floors above. The library would retain its entrance via Pinner Road and the residential flats would be accessed through a separate entrance on Potter Street.

The height, scale, massing and proportions of the development are considered to be acceptable in the immediate site context which consists of Northwood School to the east on Pinner Road, UTC Heathrow Sixth Form College to the northeast on Potter Street which are of a similar height to the development. In addition, to the southwest/ south along Pinner Road and Joel Street respectively there are 3-3.5 storey buildings which are also of a similar height to the development. The design sets back the top floor in a similar way to No.117 Pinner Road which is also a 3.5 storey building and this allows the development to harmonise with the scale and proportions of the buildings within the street scene.

The proposed exterior materials are indicated to comprise cream and grey brickwork, green roofs and dark grey powder coated aluminium frame windows and doors. The comments made by the conservation and design officer regarding the proposed cream and light grey bricks being considered inappropriate in the local context of darker buff and predominantly red bricks are noted. A condition would be attached in the event of an approval to secure details of all exterior materials and surfaces to ensure the development harmonises with the street scene.

Subject to the above mentioned condition, it is considered that the development would be acceptable with regards to its impact on the character and appearance of the area and therefore accords with Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D3 of the London Plan (2021).

## **7.08 Impact on neighbours**

Paragraph 130 (f) of the National Planning Policy Framework (2023) states - Planning policies and decisions should ensure that developments: create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy D3 of the London Plan (2021) states Part D7) that development proposals should deliver appropriate outlook, privacy and amenity.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The supporting text for Policy DMHB 11 states the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook. In addition, a minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking.

### **IMPACT ON THE RESIDENTIAL AMENITY OF NEIGHBOURING OCCUPIERS**

The separation distances between the development and neighbouring residential properties to the west on Potter Street would be between approximately 27 and 32 metres. The separation distances

between the development and neighbouring residential properties to the south on Pinner Road would be approximately 30 metres. The development would therefore exceed the 21 metre separation standard.

The separation distances provided would be appropriate for the scale of development being proposed and ensures that the development would not impact on the amenity of these neighbouring residential properties with regards to any material loss of privacy, overlooking or loss of outlook as a result of the development.

The daylight, sunlight and overshadowing assessment submitted in support of the application indicates that all the windows of Nos.105-109 Pinner Road, Roundabout House and Nos. 3 and 5 Potter Street facing the development, pass the 25-degree line test. The assessment demonstrates that the development would not have a significant impact on the windows of neighbouring residential properties with regards to daylight.

#### SAFEGUARDING OF NORTHWOOD SCHOOL

The layout seeks to avoid overlooking between the proposed flats and towards the school playground. This is achieved by use of obscure and fixed shut glazing to the flank wall secondary windows in the side elevation facing east towards Northwood school.

In addition the balconies and podium garden would also be provided with 1.8metre high privacy screens along this elevation. I-shaped "wrap-around" privacy screens have been added to the private amenity areas of units 2.1 and 3.1 on the second and third floor to restrict any views.

The combination of privacy screens and obscure/fixed shut glazing ensures that the development does not overlook the school.

The obscure and fixed shut glazing would be secured by suitable conditions. Details of the privacy screens would be secured under a suitable condition. In addition, details of the location of CCTV cameras would be secured under the landscaping condition, to ensure no views of the school playground.

#### IMPACT ON THE AMENITY OF FUTURE OCCUPIERS

Other than the second bedroom windows for units 1.3 and 2.2 on the first and second floors, the windows facing inwards towards the communal amenity space serve non-habitable rooms such as hallways, kitchens and bathrooms which prevents any undue inter-visibility and overlooking between opposing units. Due to the constraints of the site, in particular the need to safeguard the adjacent school (i.e. preventing outlook entirely to the east), the outlook/privacy from the two second bedroom windows is considered acceptable.

In light of the above, it is considered that the development would be acceptable with regards to the impact on the residential amenity of neighbouring occupiers and future occupiers. The development therefore accords with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D3 of the London Plan (2021).

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

##### INTERNAL AMENITY SPACE PROVISION

Policy D6 of the London Plan (2021) sets out the requirements for the gross internal floor area of new dwellings at a defined level of occupancy. Table 3.1 of the London Plan (2021) set outs the same gross internal area space standards set out in the Technical housing standards - nationally described space standard (2015).

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles.

Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

Paragraph 5.60 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states "When assessing the size of households the Council will assume that any bedroom over 11.5 sqm is capable of being occupied by two persons. Part 4) of Policy D6 of the London Plan (2021) requires for single bedrooms to have a floor area of at least 7.5 square metres.

Table 3.1 of Policy D6 of the London Plan (2021) states that:

- A one storey dwelling with 1 bedroom, 2 person occupancy should provide a GIA of at least 50 square metres
- A one storey dwelling with 2 bedrooms, 4 person occupancy should provide a GIA of at least 70 square metres
- A one storey dwelling with 3 bedrooms, 4 person occupancy should provide a GIA of at least 74 square metres
- A one storey dwelling with 3 bedrooms, 5 person occupancy should provide a GIA of at least 86 square metres
- A one storey dwelling with 3 bedrooms, 6 person occupancy should provide a GIA of at least 95 square metres

The proposed development would provide the following:

-First floor:

1no 1bed flat - Unit 1.2 1B2P 51.7 m<sup>2</sup>

3no 2bed flats - Unit 1.1: 2B4P 70.3 m<sup>2</sup>, Unit 1.3 2B4P 75 m<sup>2</sup>, Unit 1.4 2B4P 76.2 m<sup>2</sup>

-Second floor:

1no 3Bed flat - Unit 2.1 3B6P 108m<sup>2</sup>

2no 2Bed flats - Unit 2.2 2B4P 76.2m<sup>2</sup>, Unit 2.3 2B4P 75.1 m<sup>2</sup>

-Third floor:

1no 1Bed flat - Unit 3.1 1B2P 56.8 m<sup>2</sup>

1no 3Bed flat - Unit 3.2 3B5P 102.9 m<sup>2</sup>

The gross internal area of the proposed flats would meet the standards found in Table 3.1 of the London Plan (2021). There are however other considerations when assessing the quality of internal accommodation. The flats have been designed with a dual-aspect and all have private amenity spaces.

The daylight, sunlight and overshadowing assessment submitted in support of the application,



demonstrates compliance with the BRE's "Site Layout Planning for daylight and sunlight, a Guide to good practice" (2022).

With regards to internal daylight the assessment concludes - 'the proposed development as a whole is anticipated to achieve very good levels of daylighting to all dwellings and habitable spaces and is therefore considered to provide good quality of accommodation to the future occupants in terms of daylight.

All of the proposed single and double bedrooms would be of a suitable size. The third floor plans have been adjusted to ensure that all habitable rooms for unit 3.2 are served by windows that face towards the road. Options to adjust the layouts for units 1.3 and 2.2 were explored however changing the layout would have created less usable habitable accommodation. Whilst the second bedrooms for units 1.3 and 2.2 would face towards the podium garden and not towards the road, the current layout was determined to be the best option.

With regards to levels of sunlight entering the habitable rooms, the assessment concludes - 'Overall, it can be concluded that the proposed design offers optimum accessibility to sunlight in living spaces considering the context and limitations of the site'. It is therefore considered that the development would maintain an adequate outlook and source of natural light.

In light of the above, it is considered that the development would provide an adequate standard of internal living conditions for the future occupiers. The development therefore accords with Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy D6 of the London Plan (2021).

#### EXTERNAL AMENITY SPACE PROVISION:

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3.

Table 5.3 states that:

- Studio and 1-bedroom flats should be provided with at least 20 square metres of private amenity space;
- 2-bedroom flats should be provided with at least 25 square metres of private amenity space; and
- 3-bedroom (plus) flats should be provided with at least 30 square metres of private amenity space.

Paragraph 5.70 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states:

"Dwellings on upper floors should all have access to a private balcony or terrace, where this is consistent with the overall design of the building. Houses and ground floor flats should have private gardens. The Council is keen to improve the quality of housing in the Borough and therefore communal provision of private outdoor space is generally not supported unless there are strong planning reasons and the proposed scheme is of high quality with clear planning merits."

The proposed development would provide 2x one-bedroom flats, 5x two-bedroom flats and 2x three-bedroom flats, requiring 225 square metres of external amenity space in total to comply with Table 5.3. Based on the plans submitted, the proposed residential units would each be provided with a dedicated garden space. The dedicated garden spaces which are provided by way of private

balconies totals an area of 116.3 square metres. The podium garden on the first floor provides a communal amenity space measuring an area of 85.4 square metres. The amenity spaces available for use by future occupiers within the site totals 201.7 square metres.

Whilst the total represents a partial shortfall in private amenity space provision in terms of the policy guidance, within a short walking distance are Hogs Back Open Space and Northwood recreation grounds which provide additional public recreational opportunities. Additional weight is given to the site's edge of town centre location and it's close proximity to local services and amenities and Public transport accessibility level (PTAL) rating of 3 (good).

It is highlighted that all 9 residential units would be provided with individual amenity spaces which are good quality and useable and consistent with the overall design of the development. In addition, 7 of the 9 units comfortably exceed the internal space standards required, therefore increasing residential amenity levels. Having regard to the above and taking a balanced view, it is considered that the development would provide an adequate level of amenity spaces within the site. For these reasons, a refusal on the grounds of a slight shortfall in overall private amenity space provision would in this instance, not be considered sustainable.

Full details of the boundary treatment demarcating the podium garden and dedicated amenity spaces would be secured by condition, in the event of an approval.

In light of the above, it is considered that the development would provide an adequate provision of amenity spaces for future occupiers. The development therefore accords with Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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

Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

HIGHWAY SAFETY:

Vehicular Trip Generation:

Local Plan: Part 2 Policies - DMT 1 and DMT 2 require the council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Peak period residential traffic movement into and out of the site would not be expected to rise beyond several vehicle movements during the most crucial and sensitive peak morning and late afternoon/evening hours. Hence this uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

#### Vehicular Access/Internal Layout/Servicing:

There is a single established vehicular access point located on Potter Street that is to remain unaltered and would serve the total of 9 on-plot spaces. The submitted vehicular 'swept' path analysis demonstrates that the proposed internal layout broadly aligns with DfT (Manual for Streets) best practice for road and junction layouts which therefore allows for passenger vehicles to enter and leave the site in a forward gear which is the recommended practice on highway safety grounds and is therefore welcomed. Any nominal parking related to servicing the residential and library components would occur for infrequent and short duration from within the envelope and is therefore not envisaged to generate any measurable harm to the highway network.

Satisfactory highway visibility splays at the access point are currently satisfactory and the submitted elevations on Potter Street suggest that the existing boundary treatment is to be removed, which would not prejudice any safety related sight-line considerations.

#### Travel Plan (TP):

A Travel Plan should attempt to capture and develop the promotion of sustainable travel and modal shift away from 'single occupancy' car journeys predominantly by staff and patrons to and from the establishment.

The approach aligns with Transport for London's (TfL's) guidelines as it addresses all good practice mechanisms necessary to achieve a modal shift away from the private motor car thereby leading toward a sustainable personal travel mode to and from the site. The TP represents a strategy for managing travel by supporting and marketing measures (i.e. via social media), that promote and support sustainable travel choices with reduction of single occupancy car journeys by encouraging car-sharing, use of public transport, walking and cycling.

Implementation, monitoring and management of the TP would be undertaken by an appointed travel plan co-ordinator (TPC) who would work in partnership with Hillingdon. The TP should be secured in perpetuity via legal agreement.

#### PARKING:

##### Residential:

The overriding regional standard demands up to a total of 7 spaces and 5 plus 2 disabled compliant (DC) spaces are proposed. It is noted that the DC spaces are understood to be generic and therefore may be shared with library patrons. However, even when taking this into consideration, the indicated provision would still fall within the above range, hence there is broad compliance to the standard.

Further to supporting the principle of promoting parking restraint and safeguarding the local highway network from notable harm related to any potential undue parking displacement, it would normally be recommended that the site address be made 'Resident Permit Restricted' in order to prevent future occupiers from obtaining parking permits for the neighbouring local controlled parking zone (CPZ) which lies adjacent to the site. Although the applicant has also suggested this mechanism, the Highway Authority (HA) must advise that this mechanism cannot be legally applied to this site envelopment as it lies just outside of the CPZ's physical designated boundary and is therefore technically excluded from this specific zone. In any event, new occupiers would be unable to purchase parking permits for this zone which would prevent them from legitimately park on-street

during the hour of CPZ operation. This, in itself, acts as a formal parking restraint and lessens the likelihood of a higher level of car ownership generated by new occupiers.

This inherent restraint combined with the moderate scale of proposal and above average sustainability of the address coupled with the relatively extensive parking restrictions, particularly on Pinner Road, that reduce the likelihood of untoward parking displacement onto this highly trafficked thoroughfare, the overall on-plot parking provision as presented is, on balance, considered acceptable.

However, the allocation of spaces would benefit from a parking allocation plan to secure appropriate provision for a proportion of the residential units hence a suitable planning condition should be applied. This will also apply to use of the 4 parking bays affiliated to the library which discussed later within this appraisal.

#### Disabled Compliant Parking Provision:

In accord with the parking standard - 10% of parking spaces should be disabled compliant equating to 1 space. Two spaces are depicted which, in the context of a shared use with library related activities, are considered acceptable.

#### Electric Vehicle Charging Points (EVCP's) :

In line with the London Plan (2021), within the final parking quantum there is a requirement for a minimum 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions. The applicant has confirmed that all 9 on-plot spaces are to be designated as 'active' which is fully compliant to the standard and therefore welcomed.

#### Cycle Parking:

In terms of cycle parking there should be a provision of a total of 11 secure and accessible spaces. 18 communal spaces are to be provided within a secure compound positioned adjacent to the residential bin stores which is considered an acceptable arrangement given the associated benefits with encouraging this mode of sustainable travel especially with regard to the moderate PTAL rating. It is expected that the spaces would be appropriately allocated to the relevant residential units.

#### Library:

There is no prescriptive standard that can be applied on a local or regional level. The council standard does however recommend site appraisal on an individual basis by way of transport assessment and travel plan.

Two staff spaces together with two disabled compliant spaces would be available. Current library parking provisions consist of approximately 7 on-plot spaces to cater for staffing and patron demand. Based on statistical i.e typical activity profiles associated with this use class, it would normally be reasonable to expect that car-borne community demand for a library service is not extensive in locations such as this as the venue predominantly serves a local catchment whereby alternative sustainable travel modes such as linked trips/walking/cycling are already enacted. This is usefully demonstrated by the observed underuse of the car park and adjacent Northwood school which is a prime example of likely localised demand furnished by such sustainable travel modes.

It is noted that, to the best of the HA's knowledge, there is no historical evidence to suggest that existing 'library' activities (which are broadly of similar scale to that proposed) cause any notable long or short-term physical detriment to the public highway both in parking or traffic generation/ congestion terms. Therefore, on the above basis, the level of provision is considered adequate for operational activities. A Travel Plan would be expected to assist in ensuring that the level of parking demand by staff numbers is suitably restrained.

Parking Design and Management Plan (PDMP) - For Residential & Library Use:

The applicant has acknowledged the need to manage the on-plot parking provision to ensure appropriate use with the possible application of 'drop-down' bollards for the 5 designated residential spaces leaving the 4 remaining spaces for general library use. However, as discussed within the above preceding 'Residential' parking appraisal, it is considered prudent to impose a planning condition that requires a parking management/allocation plan to be submitted to ensure that all available on-plot parking is assigned accordingly and utilised effectively by all residential occupiers and library staff/patrons at all times.

Electric Vehicle Charging Points (EVCP's):

In accord with the Local Plan: Part Two DMT6 policy and parking standard there is a requirement for electric vehicle charging points (EVCPs) which would equate to a minimum facility of 5% of the total parking quantum for 'active' provision with a further 5% acting as 'passive' provision for future activation. The applicant has confirmed that all 9 on-plot spaces are to be designated as 'active' which is welcomed.

Cycle Parking :

Provisions in line with the regional standard should be as follows:

- 'Long Stay' provision of 1 space per 8 FTE staff
- 'Short Stay' provision of 1 space per 100m2 -GIFA

6 suitably located spaces are to be provided for library patrons & staff (4 'Sheffield' stands & 2 staff spaces) which is compliant to the above standard.

In light of the above, subject to conditions, it is therefore considered that the proposal would not exacerbate the demand for street parking or prejudice highway safety, in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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

Urban Design and Accessibility are addressed at Section 7.07 (Impact on the character & appearance of the area) and Section 7.12 (Disabled access) respectively.

SECURED BY DESIGN:

Policy D11 of the London Plan (2021) sets out that boroughs should work with the Metropolitan Police Service's 'Design Out Crime' Officers to identify the community safety needs and necessary infrastructure to maintain a safe and secure environment and reduce the fear of crime. Proposals should seek to maximise building resilience and minimise potential physical risks, and should include measures to design out crime that deter terrorism, assist in the detection of terrorist activity and help

mitigate its effects. These measures should be considered at the start of the design process to ensure they are inclusive and aesthetically integrated into the development and the wider area. Measures to design out crime.

Policy BE1 of the Hillingdon Local Plan: Strategic Policies (2012) encourages the creation of safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson, having regard to Secure by Design standards.

A condition would be attached in the event of an approval requiring the site to achieve secured by design accreditation in consultation with the Metropolitan Police to ensure the proposal meets the requirements of Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policy D11 of the London Plan (2021).

#### FIRE SAFETY:

Policy D11 of the London Plan (2021) states - C) Development proposals should maximise building resilience and minimise potential physical risks, including those arising as a result of extreme weather, fire, flood and related hazards.

Policy D12 of the London Plan (2021) states - A) In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space:
  - a) for fire appliances to be positioned on;
  - b) appropriate for use as an evacuation assembly point;
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures;
- 3) are constructed in an appropriate way to minimise the risk of fire spread;
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in;
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) encourages the creation of safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson, having regard to Secure by Design standards.

A Fire Statement has been submitted in support of the application. The report sets out a series of fire safety measures and the means of escape for future residents and library users and includes an evacuation strategy, emergency lighting, fire alarm system, evacuation lift, fire-compartmentation, fire doors, fire-resistant windows, a domestic standard sprinkler system and a period inspection of fire doors. A condition requiring compliance with the relevant fire safety standards is included in the decision notice.

Subject to above mentioned condition, the development is considered to be therefore considered to be acceptable with regards to fire safety in accordance with Policy BE1 of the Hillingdon Local Plan: Part

One Strategic Policies (2012) and Policies D11 and D12 of the London Plan (2021).

### **7.12 Disabled access**

Policy D5 of the London Plan (2021) sets out that proposals should achieve the highest standards of accessible and inclusive design by providing high quality people focused spaces that are designed to facilitate social interaction and inclusion, be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment, and be able to be entered, used and exited safely, easily and with dignity for all. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building, and proposals should ensure they are compliant with Policy D12 of the London Plan (Fire safety) and place fire resilience central to the proposal's design.

Policy D7 of the London Plan (2021) states - To provide suitable housing and genuine choice for London's diverse population, including disabled people and families with young children, all residential development should include at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

The Council's accessibility officer raised queries regarding accessibility across the sites which the applicant team responded to in full. The scheme delivers on-site disabled parking are proposed. Conditions are recommended to be attached in the event of an approval to secure step free access, compliance with the technical specification for an M4(2) dwellings, evacuation lifts and a Changing Places facility.

Subject to conditions, the residential development and library facilities proposed are considered to be fully inclusive and accessible. The proposed development is therefore considered to accord with Policies D5 and D7 of the London Plan (2021).

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

Not applicable to this application as it doesn't meet the minimum 10 unit threshold for affordable housing to be provided.

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

TREES AND LANDSCAPING:

Policy G5 of the London Plan (2021) states that major developments 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.

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

A) 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: v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (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.
- C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.
- D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

The Arboricultural Impact Assessment Method Statement & Tree Protection Plan submitted in support of the application identifies 14no trees within the site, of which 8no trees would be retained. The report identifies 6no trees to be removed to facilitate the development. These trees are noted to comprise 1no Category A2 Yew, 4no Category B2 Hawthorn and Cotoneaster and 1no Category U Cotoneaster.

The 8no trees to be retained include 1no Category A2 Oak, 1no Category B2 and 2no Category C2 Hawthorn, 1no Category B2 Cotoneaster, 1no B2 Silver Birch, 1no Category B2 and 1no Category C2 Holly, the latter two requiring crown lifting to 2.5metres.

It is noted that the Conservation and Design Officer is not supportive of the removal of the the 1no Category A2 Yew and 2no Category B2 Hawthorn. The site is not covered by a Tree Preservation Order and the site is not located within a Conservation Area, therefore the trees within the site are not afforded any protection from removal. Further, whilst the removal of the trees is regrettable, it is required to facilitate the development which provides public benefits in the form of a new and much improved public library and the provision of residential housing.

Full hard and soft landscaping details are provided in the submitted Proposed Landscape Plan. New trees are also proposed in the landscape scheme that provide on-site replacements to offset the loss of the trees. The landscape schedule also includes areas laid to lawn, hedges, wildflower and shrub planting, formal footpaths, the provision of suitable boundary walls and areas of hard standing constructed with permeable surfacing. The Proposed Landscape Plan is considered to be acceptable and would assist in preserving the visual amenity of the site. Details of external surfaces and planting are recommended to be secured by condition.

The tree report provides details of precautionary measures to protect the retained trees within the site during the construction process. The tree protection plan identifies root protection areas and ground protection areas and details the location of the protective fencing that is required to be erected during the construction phase. A suitable condition that secures implementation of the Arboricultural Method and Tree Protection plan as detailed in the report and appended tree protection plan, in addition to monitoring and supervision at key, is recommended to be attached in the event of an approval.

The urban greening calculation submitted with the application indicates the site will deliver an Urban Greening Factor of 0.377. The London Plan recommends that boroughs seek an Urban Greening Factor (UGF) target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses). In broad terms,



the UGF is an assessment of the amount, type and value of natural environment provided on site as a proportion of the overall site area. The Urban Greening Factor achieved by the development is considered to be broadly in line with the targets set out in Policy G5 of the London Plan (2021).

Subject to the above mentioned conditions, the development would provide sufficient landscaping and trees within the site in accordance with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy G5 of the London Plan (2021).

## ECOLOGY

Policy G6 of the London Plan (2021) Part D) states - Development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that if development is proposed on or near to a site considered to have features of ecological or geological value, applicants must submit appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects. The development must provide a positive contribution to the protection and enhancement of the site or feature of ecological value.

A Preliminary Ecological Appraisal and a Preliminary Bat Roost Assessment have been submitted in support of the application. The Preliminary Bat Roost Assessment identifies the building as having high potential to support roosting bats. The report recommends at least three dusk emergence surveys to be carried out and if a roost is discovered during these surveys, a licence from Natural England may be required. The additional ecology surveys are recommended to be secured by a suitable condition.

In addition, the Preliminary Ecology Assessment recommends a Construction Ecological Management Plan (CEMP) and a Landscape and Ecology Management Plan (LEMP) are recommended to be secured by a suitable condition.

Subject to the above mentioned conditions, it is considered that the proposed development is unlikely to cause harm to biodiversity and protected species in accordance with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy G6 of the London Plan (2021).

### **7.15 Sustainable waste management**

Policy SI 7 (Reducing waste and supporting the circular economy) and Policy D6 (Housing quality and standards) of the London Plan (2021) require developments to be designed with adequate, flexible, and easily accessible storage space and collection systems that support, as a minimum, the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food.

Policy EM11 of the Hillingdon Local Plan: Part 1 Strategic Policies (2012) states that the council will aim to reduce the amount of waste produced in the borough. To achieve this, the council will require all new developments to address waste management at all stages of a development's life from design and construction through to the end use and activity on site.

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

D) 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.

The refuse collection point indicated on the submitted plans is proposed to be located on Potter Street outside the entrance to the residential flats. The quantum of storage proposed as well as the collection arrangements are all considered to be acceptable.

The proposed arrangements will require a management scheme, whereby on collection day, bins are moved to the collection point and then returned to the bin stores once emptied. A condition to secure this arrangement in perpetuity is recommended to be attached in the event of planning permission being granted.

Subject to the above mentioned condition, the development is considered to accord with Policy EM11 of the Hillingdon Local Plan: Part 1 Strategic Policies (2012), Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies D6 and SI 7 of the London Plan (2021).

### **7.16 Renewable energy / Sustainability**

Policy SI 2 of the London Plan (2021) states that residential development should achieve at least a 10% improvement beyond Building Regulations 2013.

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

Policy EM1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) sets out that the installation of renewable energy will be encouraged for all new developments.

The design of the development has incorporated renewable energy to reduce carbon emissions. This is provided in the form of 9no Air source heat pumps which would be housed in the plant room on the third floor and Solar PV Panels that would be installed on the roof of the development.

An Energy and sustainability statement has been submitted in support of the application. The report concludes that following the implementation of the three-step Energy Hierarchy, the development will achieve the following:

- 70% overall regulated CO2 reduction against 2021 Part L compliant baseline
- 53% overall regulated CO2 reduction by renewable sources
- 17% overall regulated CO2 reduction by efficiency measures ("Be Lean" stage of the energy hierarchy)

In the event of an approval, a condition is recommended requiring implementation of the energy efficient measures detailed in the report.

Subject to the above mentioned condition, the proposal would be compliant with Policy EM1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012), Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy SI 2 of the London Plan (2021).

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

Policy SI 13 of the London Plan (2021) Part B) states - Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy:

- 1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
- 2) rainwater infiltration to ground at or close to source
- 3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
- 4) rainwater discharge direct to a watercourse (unless not appropriate)
- 5) controlled rainwater discharge to a surface water sewer or drain
- 6) controlled rainwater discharge to a combined sewer.

Policy DMEI 10 part E) of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that proposals that would fail to make adequate provision for the control and reduction of surface water run-off rates will be refused.

The site lies in a Critical Drainage Area (CDA). Therefore, the surface water from the site entering the sewers should be minimised. A Flood Risk Assessment (FRA) and drainage statement (a single document referred to as the report herein) has been submitted in support of the application. In addition, a full SuDS maintenance guidance and a Drainage Design have also been submitted in support of the application.

The report identifies the site as being low risk for fluvial flood risk, overland flood risk, groundwater flood risk, sewerage flood risk and artificial flood risk. In accordance with the Mayor of London's SuDS hierarchy, the report identifies flood mitigation and resilience measures including Water butts, living roofs, water butts, permeable surfaces and tanked storage systems, which are to be included in the final detailed design.

In the event of this application being recommended for approval, the sustainable urban drainage scheme as detailed in the report is recommended to be secured by a suitable condition. Further, an informative would be attached with further guidance on how the applicant can reduce the surface water from the site entering the sewers.

Subject to the above conditions and informative, it is considered that the development would not significantly increase the risk of surface water flooding at the site or elsewhere in compliance with Policy DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy SI 13 of the London Plan (2021).

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

### **NOISE**

Policy D13 of the London Plan (2021) states - C) New noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.

Policy D14 of the London Plan (2021) states - A) In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:

- 1) avoiding significant adverse noise impacts on health and quality of life;
- 2) reflecting the Agent of Change principle as set out in Policy D13 Agent of Change;

3) mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses.

It is generally accepted that noise emanating from residential properties is lower than commercial premises, and industrial uses are associated with the highest noise profile. With regards to noise generated from the air source heat pumps that are located in the third floor of the building, these would be housed within the plant room and given the separation distance to neighbouring properties, it is considered unlikely that these would generate a significant adverse noise impact that would be harmful on the amenity of the area.

A condition would however be recommended to attached in the event of an approval to ensure that the development would not give rise to significant noise and disturbance to nearby residents by limiting noise levels emitted from any plant, machinery or equipment to acceptable levels.

Subject to the above-mentioned condition, the development would not impact on the amenity of neighbouring occupiers in terms of noise and therefore accords with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies D13 and D14 of the London Plan (2021).

## AIR QUALITY

Policy SI1 of the London Plan (2021) states- B) To tackle poor air quality, protect health and meet legal obligations the following criteria should be addressed: 2) In order to meet the requirements in Part 1, as a minimum: a) development proposals must be at least Air Quality Neutral.

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

A) Development proposals should demonstrate appropriate reductions in emissions to sustain compliance with and contribute towards meeting EU limit values and national air quality objectives for pollutants.

B) Development proposals should, as a minimum:

i) be at least "air quality neutral";

ii) include sufficient mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors, both existing and new; and

iii) actively contribute towards the improvement of air quality, especially within the Air Quality Management Area.

An Air Quality Assessment has been carried out which includes a full Air Quality Neutral Assessment. It demonstrates that the proposed development is air quality neutral with respect to building-related emissions, but not transport emissions. The site is located within the Northwood East Air Quality Focus Area. These are areas that require air quality improvements and development therefore needs to be air quality positive.

The proposed development would not be air quality neutral or positive and therefore further action is required to reduce emissions, and these can include off-site mitigation measures. The level of mitigation required to the proposed development for traffic emissions is £28,017 and this would be secured through a legal agreement.

In addition, the Council's Air Quality officer has also recommended relevant conditions to reduce

operational emissions and manage construction emissions as required by the Mayor of London, to be attached in the event of an approval.

Subject to the above conditions and the entering into of a legal agreement for the required mitigation contribution, the development is considered to be in accordance with Policy DMEI 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy SI1 of the London Plan (2021).

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

Please refer to Section 6 (Consultations).

### **7.20 Planning obligations**

#### **S106 PLANNING OBLIGATIONS AND COMMUNITY INFRASTRUCTURE LEVY (CIL)**

Policy DMCI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states:

A) To ensure development is sustainable, planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL).

B) Planning obligations will be sought on a scheme-by-scheme basis:

- i) to secure the provision of affordable housing in relation to residential development schemes;
- ii) where a development has infrastructure needs that are not addressed through CIL; and
- iii) to ensure that development proposals provide or fund improvements to mitigate site specific impacts made necessary by the proposal.

C) Applications that fail to secure an appropriate Planning Obligation to make the proposal acceptable will be refused.

The Community Infrastructure Levy Regulations 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF (2023) have put three tests on the use of planning obligations into law. It is unlawful (since 6th April 2010) to request planning obligations that do not meet the following tests:

- i. necessary to make the development acceptable in planning terms
- ii. directly related to the development, and
- iii. fairly and reasonable related in scale and kind to the development

The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely necessary and directly related to a development. Should planning obligations be requested that do not meet the policy tests the Council would have acted unlawfully and could be subject to a High Court challenge.

On the basis of the NPPF (2023) and the Community Infrastructure Levy Regulation 2010, it is only considered appropriate to request planning obligations relating to the following:

- i. Air Quality Contribution: A financial contribution amounting to £28,017 shall be paid to address the air quality impacts of the proposed development;
- ii. Travel Plan: A full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan will include such as matters as: targets for sustainable travel arrangements; effective measures for the ongoing monitoring of the Travel Plan; and a commitment to delivering the Travel Plan objectives;

iii. Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions.

In addition, the development, through the creation of new residential units within Use Class C3 would be CIL liable. A relevant informative would be attached in the event of an approval pointing to these obligations.

In this regard, the development accords with the aims of Policy DMCI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), the NPPF (2023) and the Community Infrastructure Levy Regulations (2010).

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

Not applicable to this application.

#### **7.22 Other Issues**

No other issues are identified.

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

#### **General**

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

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

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

#### **Planning Conditions**

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

#### **Planning Obligations**

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

#### **Equalities and Human Rights**

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to

have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

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

Not applicable to this application.

#### **10. CONCLUSION**

The principle of development is considered to be acceptable and would make effective use of an edge of town centre site. The objection made by the local resident has been noted and considered in full. In this instance, as discussed in this report, the development is considered to comply with the development plan.

The overall scale and design of the development are considered to be acceptable and the development would making best use of a brownfield site in accordance with the principles of Policies GG2 and D3 of the London Plan. As a result of the development, there are a number of significant benefits including meeting a local need, providing a high-quality library and improving the visual amenity of the site.

The development would further not lead to any significant harm to the residential amenity of neighbouring residential properties, and the proposed parking provision is considered acceptable and proportionate to the scale of development, with designated bays for disabled vehicles, cycle parking and electric vehicle charging points.

Therefore, having regard to the material considerations and all matters raised, the application is recommended for approval, subject to conditions and an air quality mitigation planning obligation.

#### **11. Reference Documents**

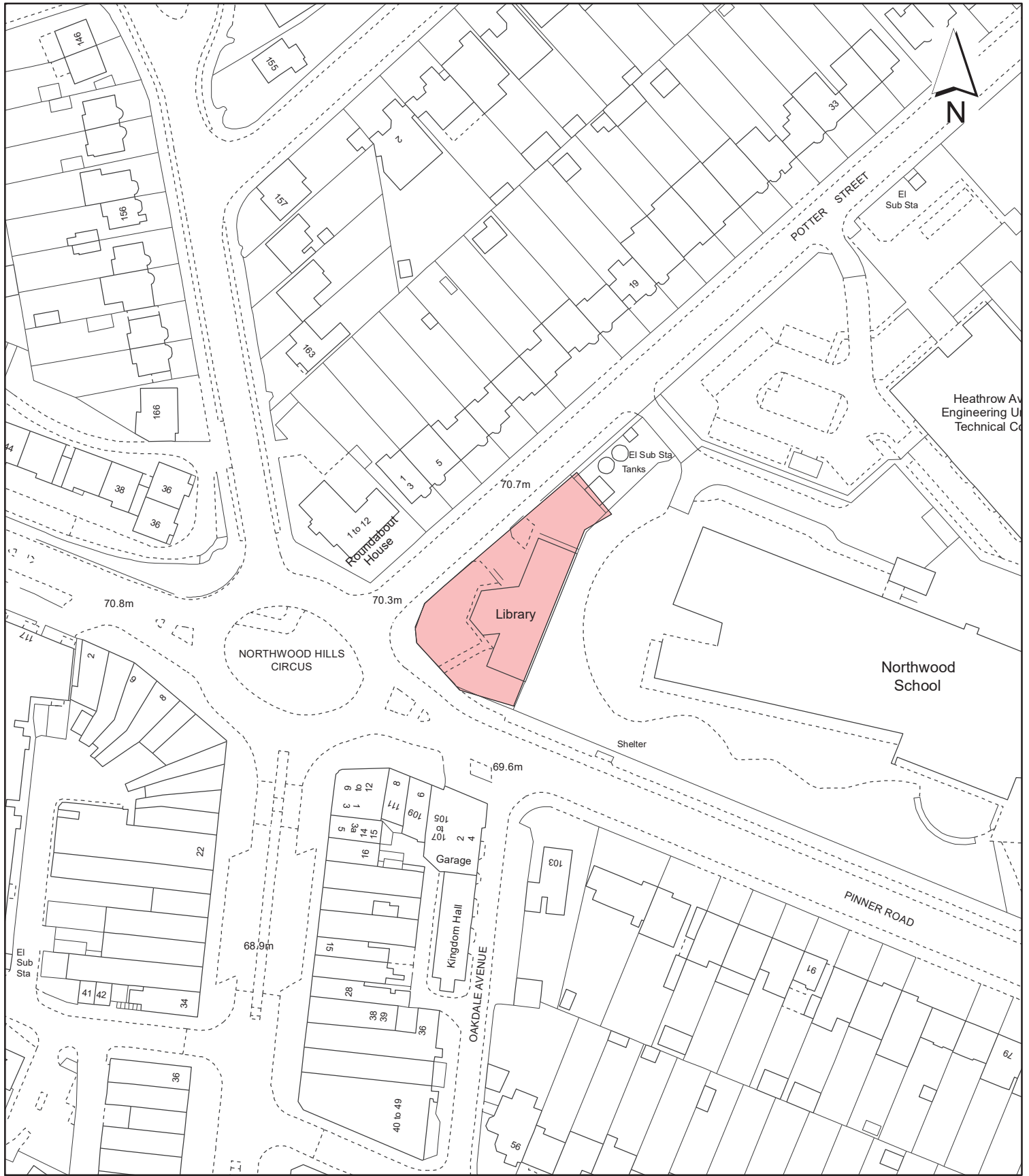
The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The London Plan (2021)

The National Planning Policy Framework (NPPF) (2023)

**Contact Officer:** Christos Chrysanthou **Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Northwood Hill Library**

Planning Application Ref:

**8915/APP/2023/2709**

Planning Committee:

**Minor**

Scale:

**1:1,250**

Date:

**December 2023**

**LONDON BOROUGH OF HILLINGDON**  
 Residents Services  
 Planning Section

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



**HILLINGDON**  
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