

Hillingdon Planning Committee

Thursday 5th September 2024



HILLINGDON
LONDON

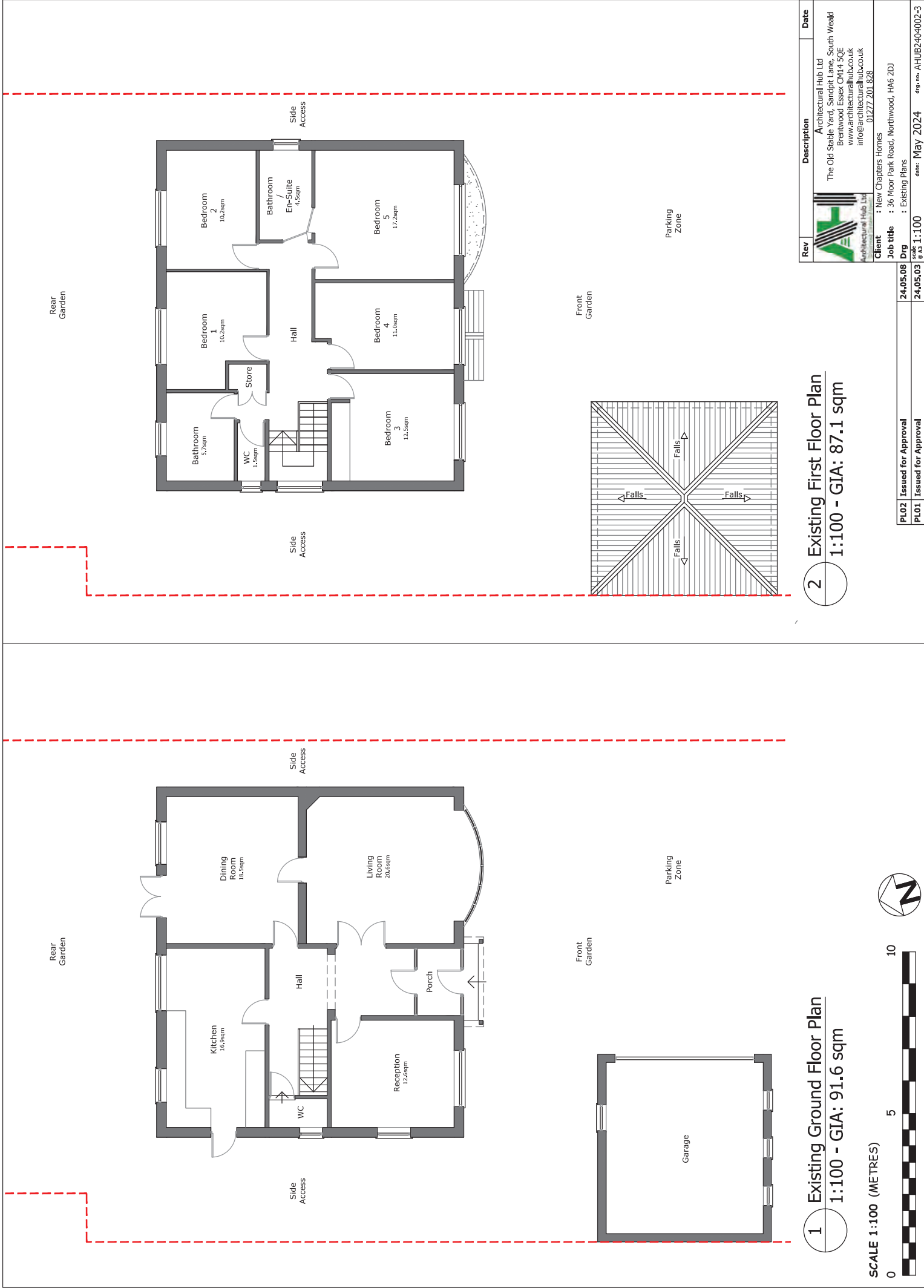
www.hillingdon.gov.uk

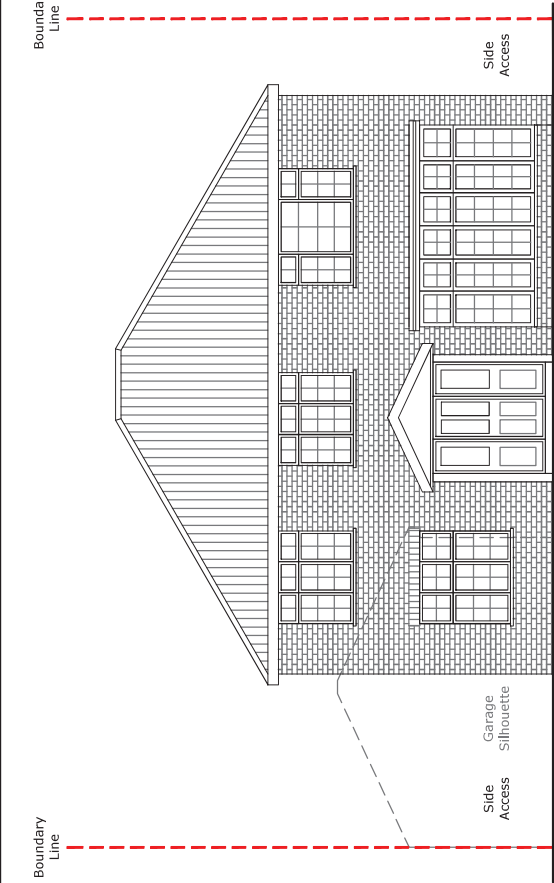
Report of the Head of Development Management and Building Control

Address: 36 MOOR PARK ROAD NORTHWOOD

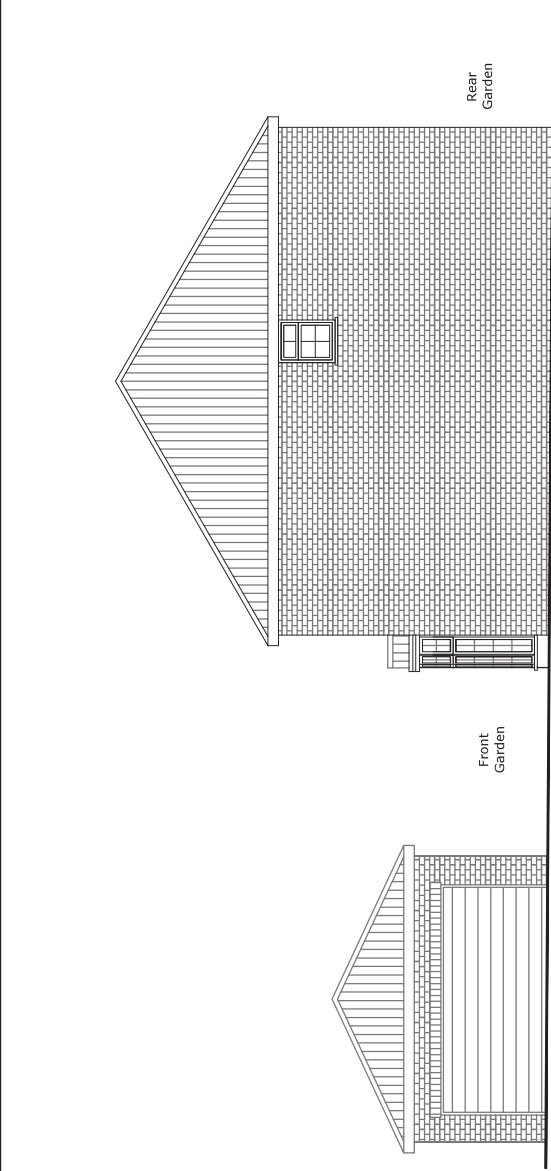
Development: Change of use from residential dwelling (Use Class C3) to children's care home (Use Class C2), to include a bike and bin store.

LBH Ref Nos: 77170/APP/2024/1240

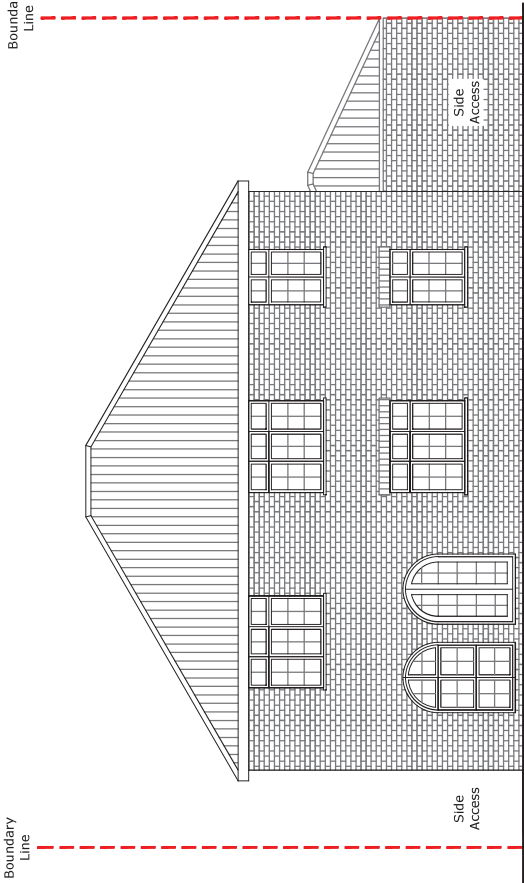




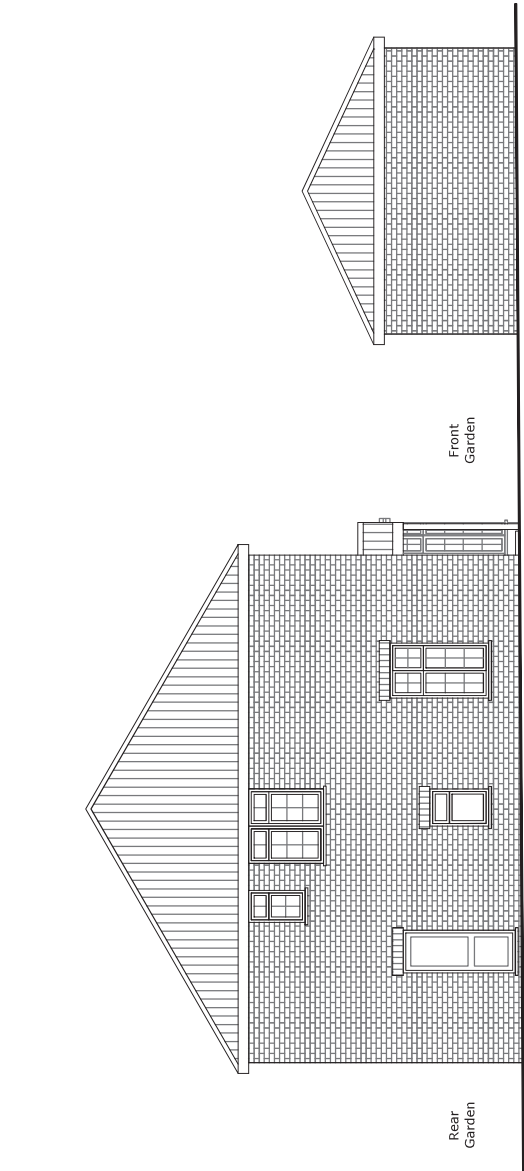
1 Existing South Elevation
1:100 - Front Elevation



2 Existing East Elevation
1:100 - Front to Rear



3 Existing North Elevation
1:100 - Rear Elevation



4 Existing West Elevation
1:100 - Side Access

SCALE 1:100 (METRES)

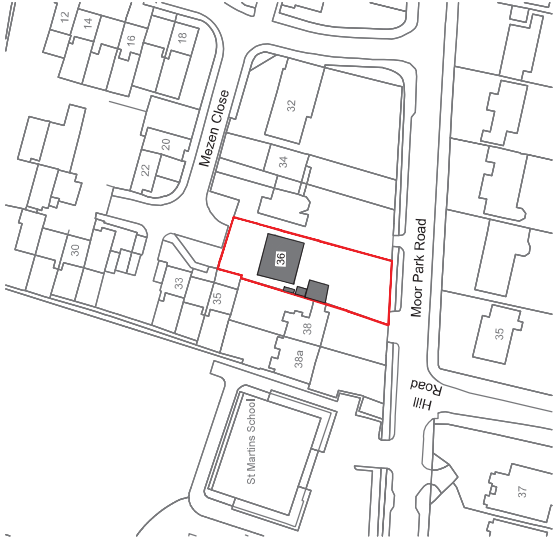


PL02	Issued for Approval	24.05.08
PL01	Issued for Approval	24.05.03
Rev	Description	Date
1	Architectural Hub Ltd The Old Stable Yard, Sandpit Lane, South Weald Brentwood Essex CM14 5QE www.architecturalhub.co.uk info@architecturalhub.co.uk 01277 201 828	
Client	: New Chapters Homes	
Job title	: 36 Moor Park Road, Northwood, HA6 2DJ	
Dwg	: Existing Elevations	
Scale	@ A3 1:100	
date	May 2024	
drawn by	AHUB2404002-5	



1:500 Site Block Plan

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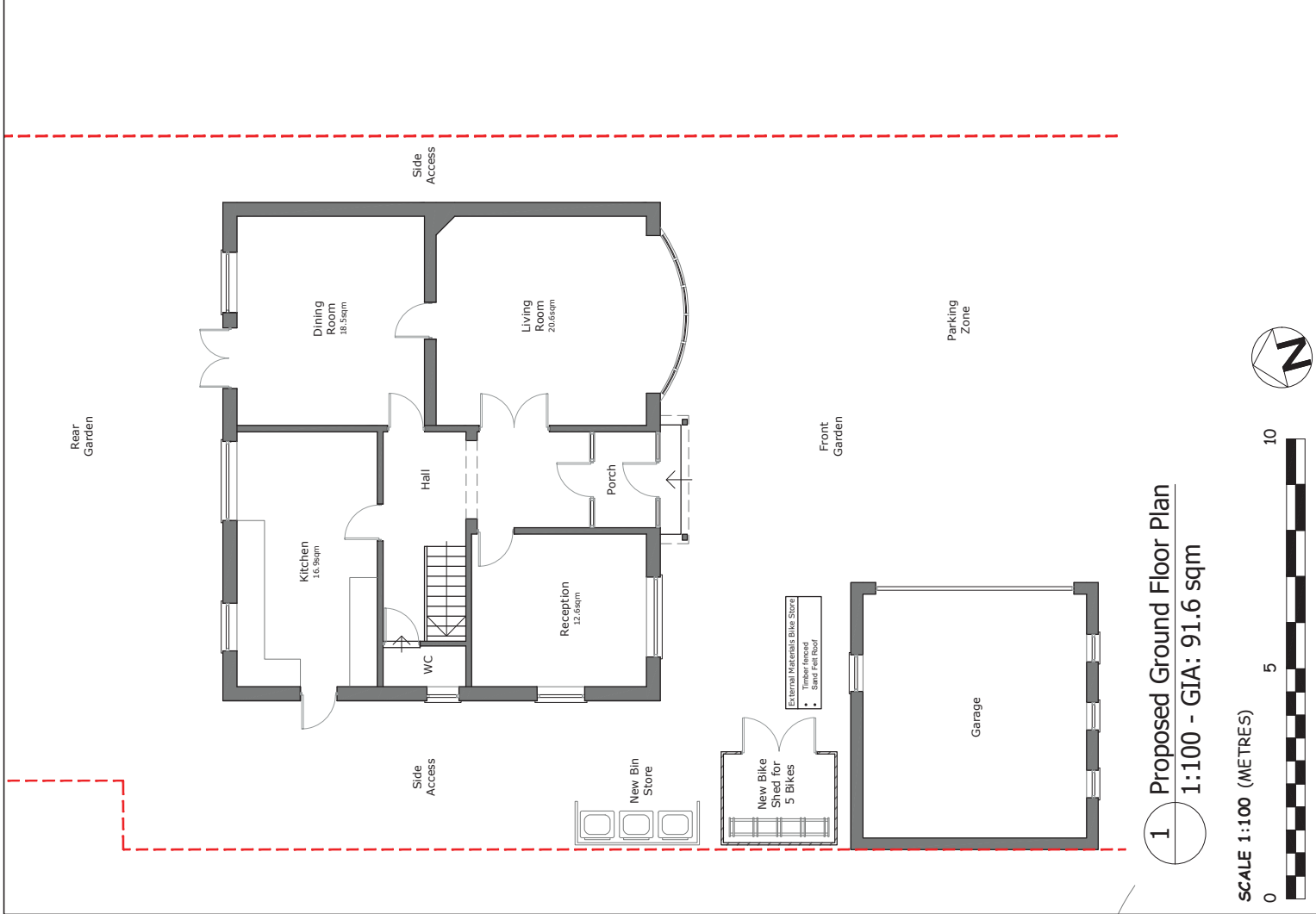


1:1250 Site Location Plan

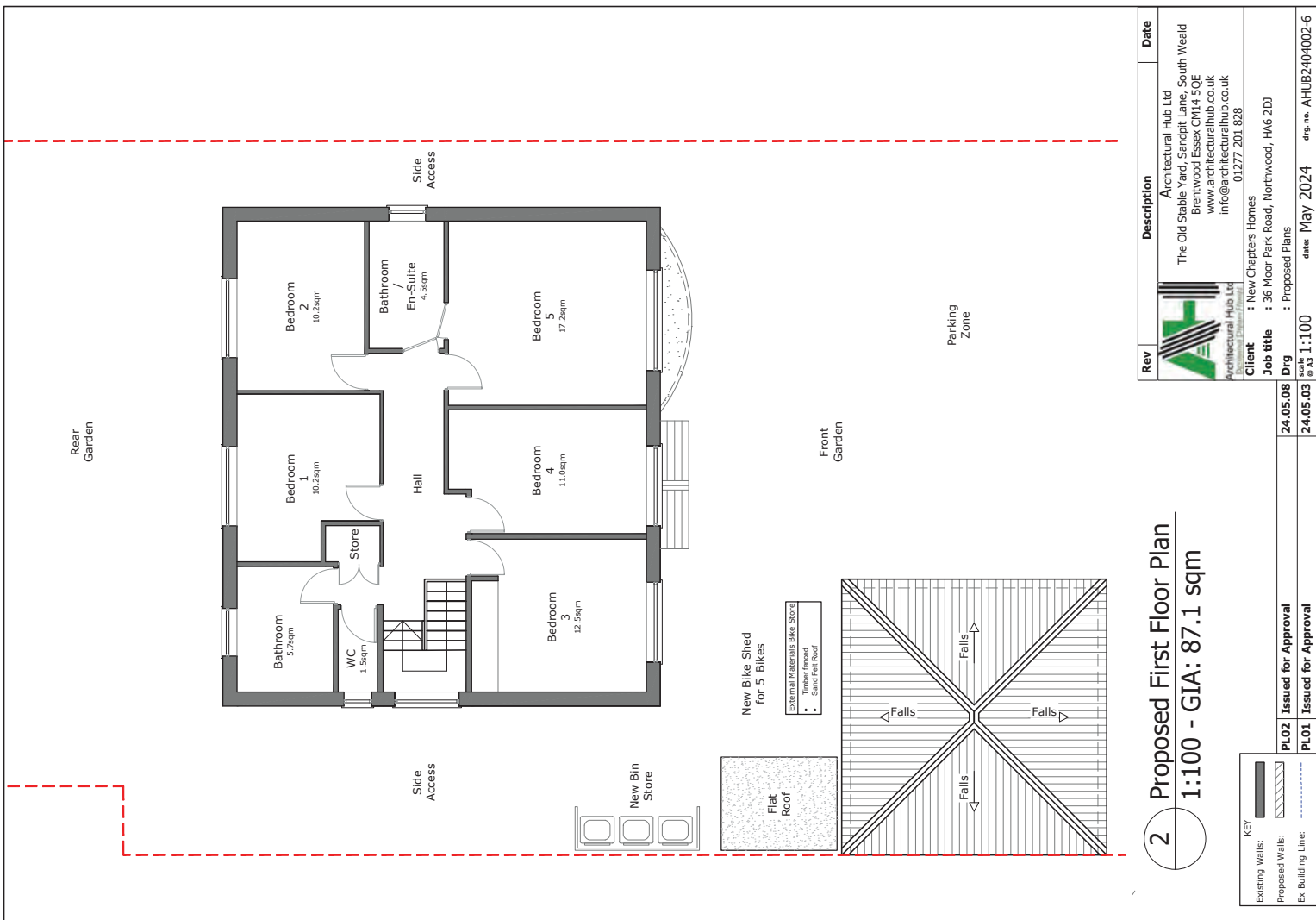
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PL02	Issued for Approval	24.05.08
PL01	Issued for Approval	24.05.03
Rev	Description	Date
	Architectural Hub Ltd	
	The Old Stable Yard, Sandpit Lane, South Weald	
	Brentwood Essex CH4 5QE	
	Architectural Hub Ltd	
	01277 201 828	
Client	: New Chapters Homes	
Job title	: 36 Moor Park Road, Northwood, HAG 201	
Dwg	: Proposed Block and Location Plan	
Scale	1:1250/1:500	
Date	May 2024	
Ref	AHUB2404002-2	



1 Proposed Ground Floor Plan
1:100 - GIA: 91.6 sqm



2 Proposed First Floor Plan
1:100 - GIA: 87.1 sqm

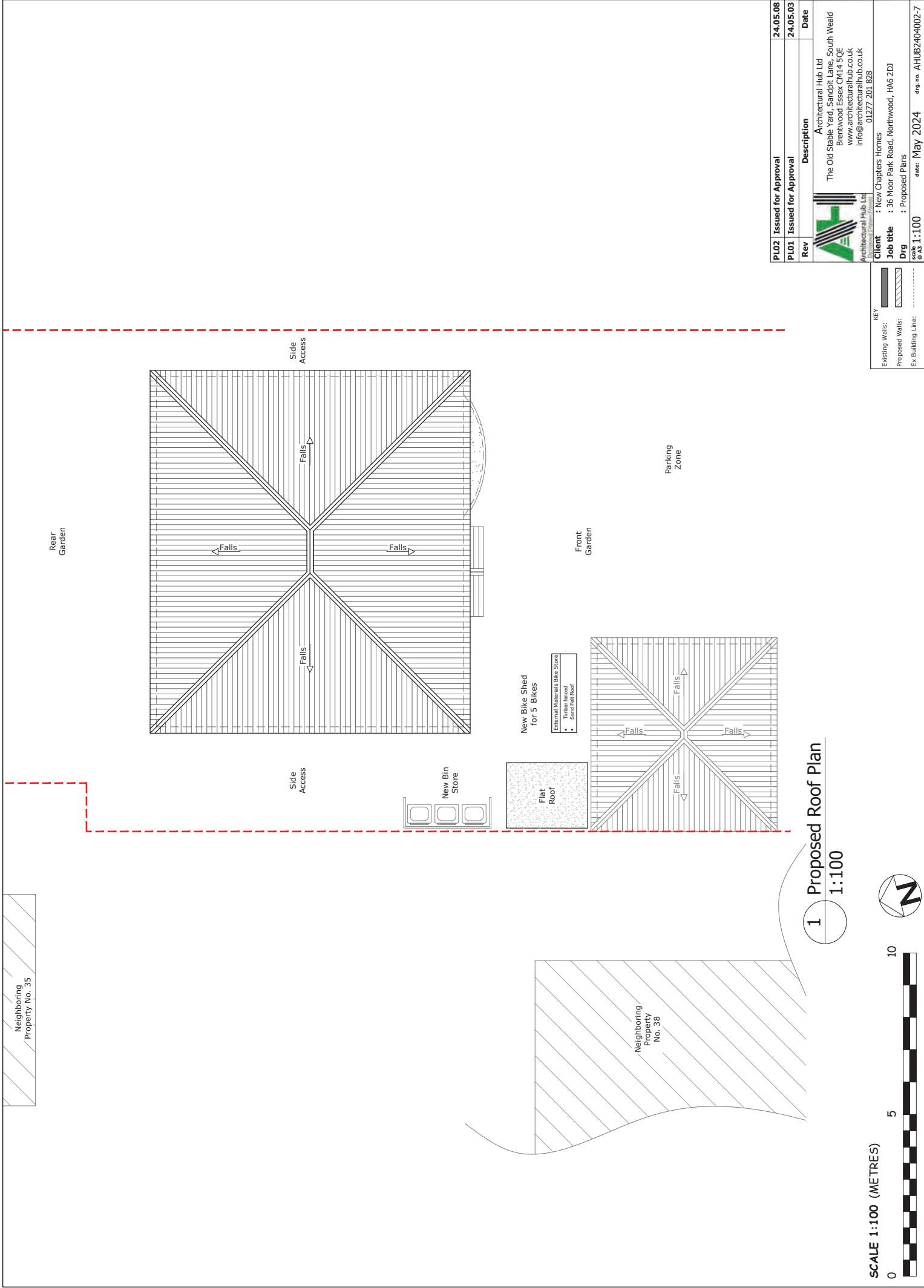
SCALE 1:100 (METRES)



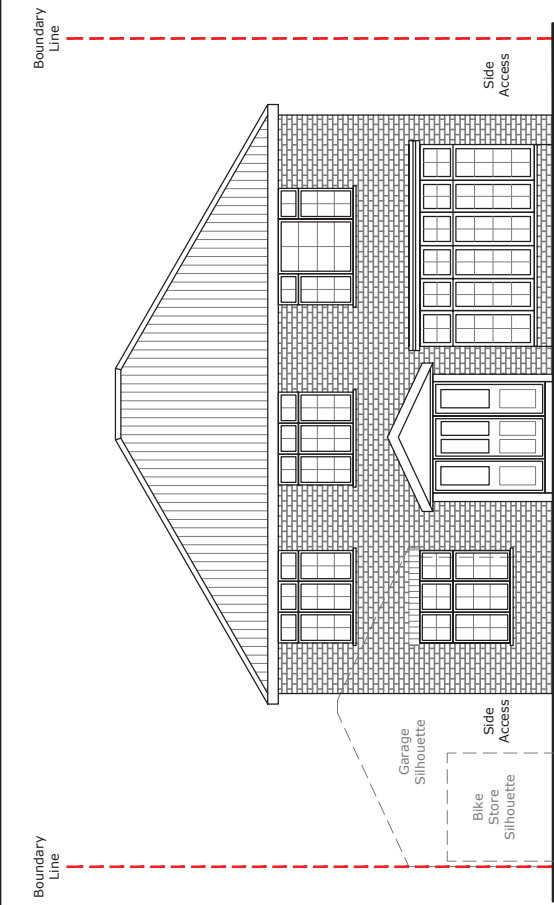
Existing Walls:	Proposed Walls:	Ex Building Line:
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PL02	Issued for Approval
PL01	Issued for Approval

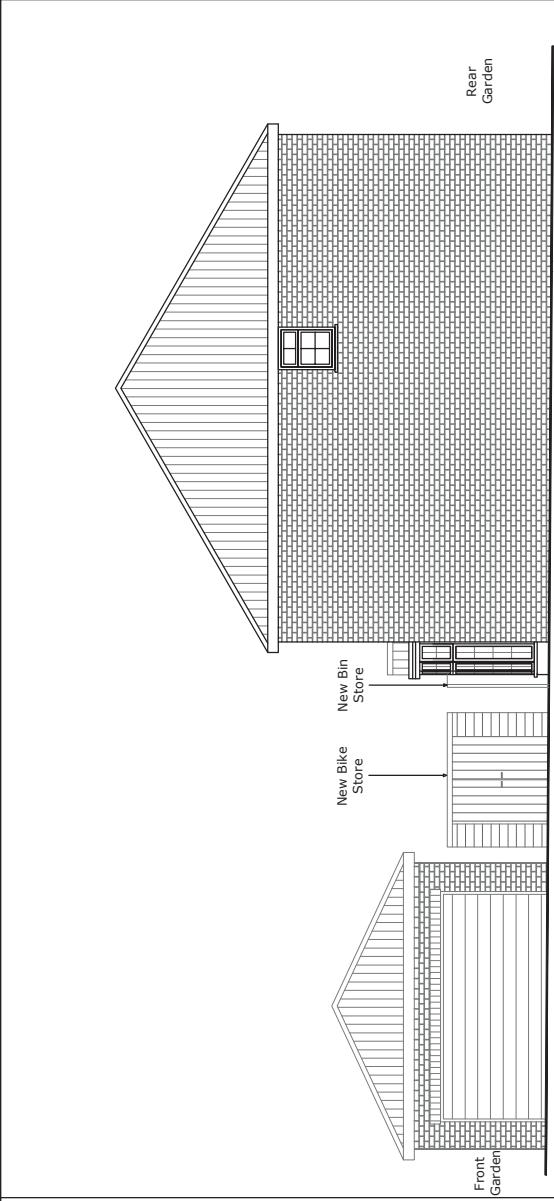
Rev	Description	Date
1	Architectural Hub Ltd The Old Stable Yard, Sandpit Lane, South Weald Brentwood Essex CM14 5QE www.architecturalhub.co.uk info@architecturalhub.co.uk 01277 201 828	
2	New Chapters Homes Job title : 36 Moor Park Road, Northwood, HA6 2DJ	
24.05.08	Drwg	24.05.08
24.05.03	@ A3	24.05.03



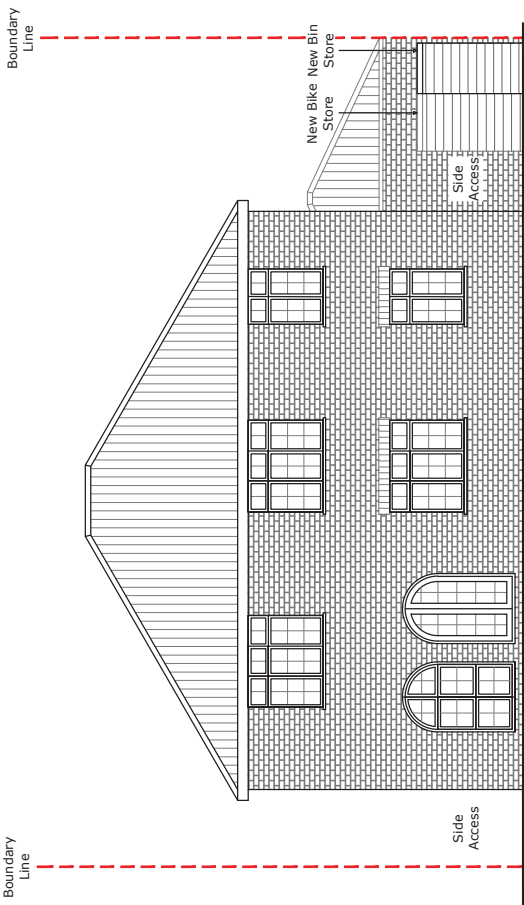
PL02	Issued for Approval	24.05.08
PL01	Issued for Approval	24.05.03
Rev	Description	Date
1	Architectural Hub Ltd The Old Stable Yard, Sandpit Lane, South Weald Brentwood Essex CM14 5QE www.architecturalhub.co.uk info@architecturalhub.co.uk 01277 201 828	
Client	New Chapters Homes 36 Moor Park Road, Northwood, HA6 2DJ	
Job title	Proposed Plans	
Dwg	1:100	
Scale	1:100	
Drawn by	AHUB2404002-7	



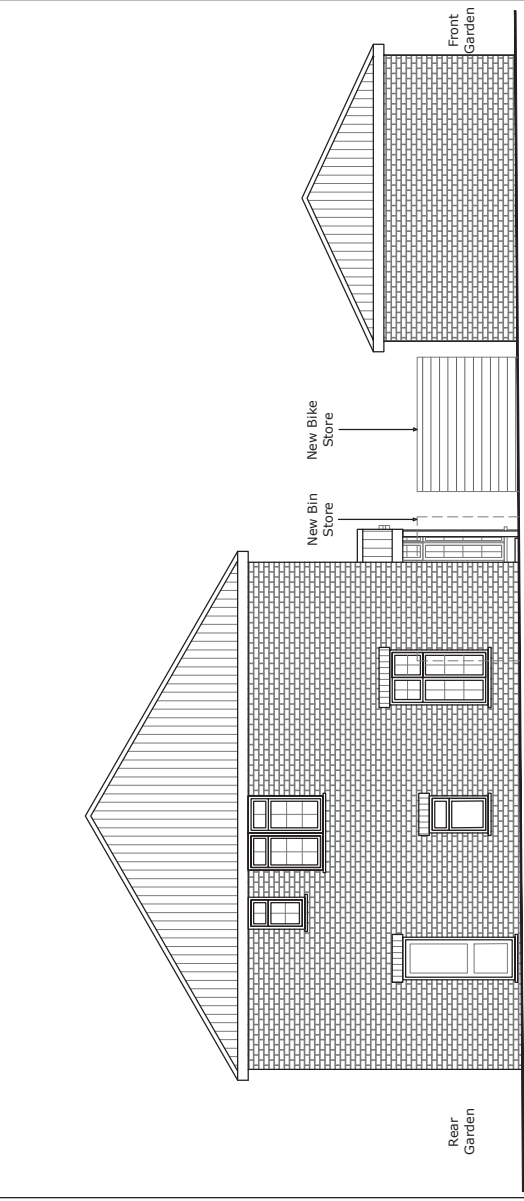
1 Proposed South Elevation
1:100 - Front Elevation (No Changes to Existing Structure)



2 Proposed East Elevation
1:100 - Front to Rear (No Changes to Existing Structure)



3 Proposed North Elevation
1:100 - Rear Elevation (No Changes to Existing Structure)



4 Proposed West Elevation
1:100 - Side Access (No Changes to Existing Structure)

SCALE 1:100 (METRES)



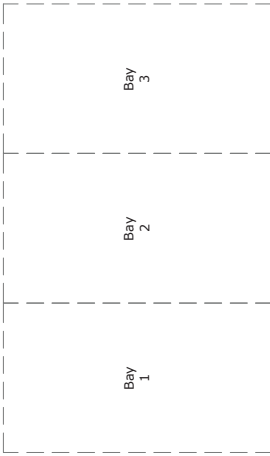
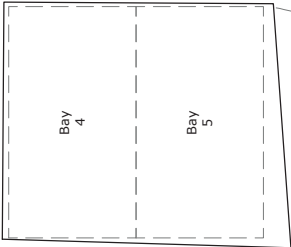
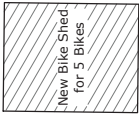
KEY
Existing Walls:
Proposed Walls:
Ex Building Line:

Client : New Chapters Homes
Job title : 36 Moor Park Road, Northwood, HA6 2DJ
Drg : Proposed Elevations
Scale : 1:100
@ A3



The Old Stable Yard, Sandpit Lane, South Weald
Brentwood Essex CM14 5QE
www.architecturalhub.co.uk
info@architecturalhub.co.uk
01277 201 828

PL02	Issued for Approval	24.05.08
PL01	Issued for Approval	24.05.03
Rev	Description	Date
	Architectural Hub Ltd	

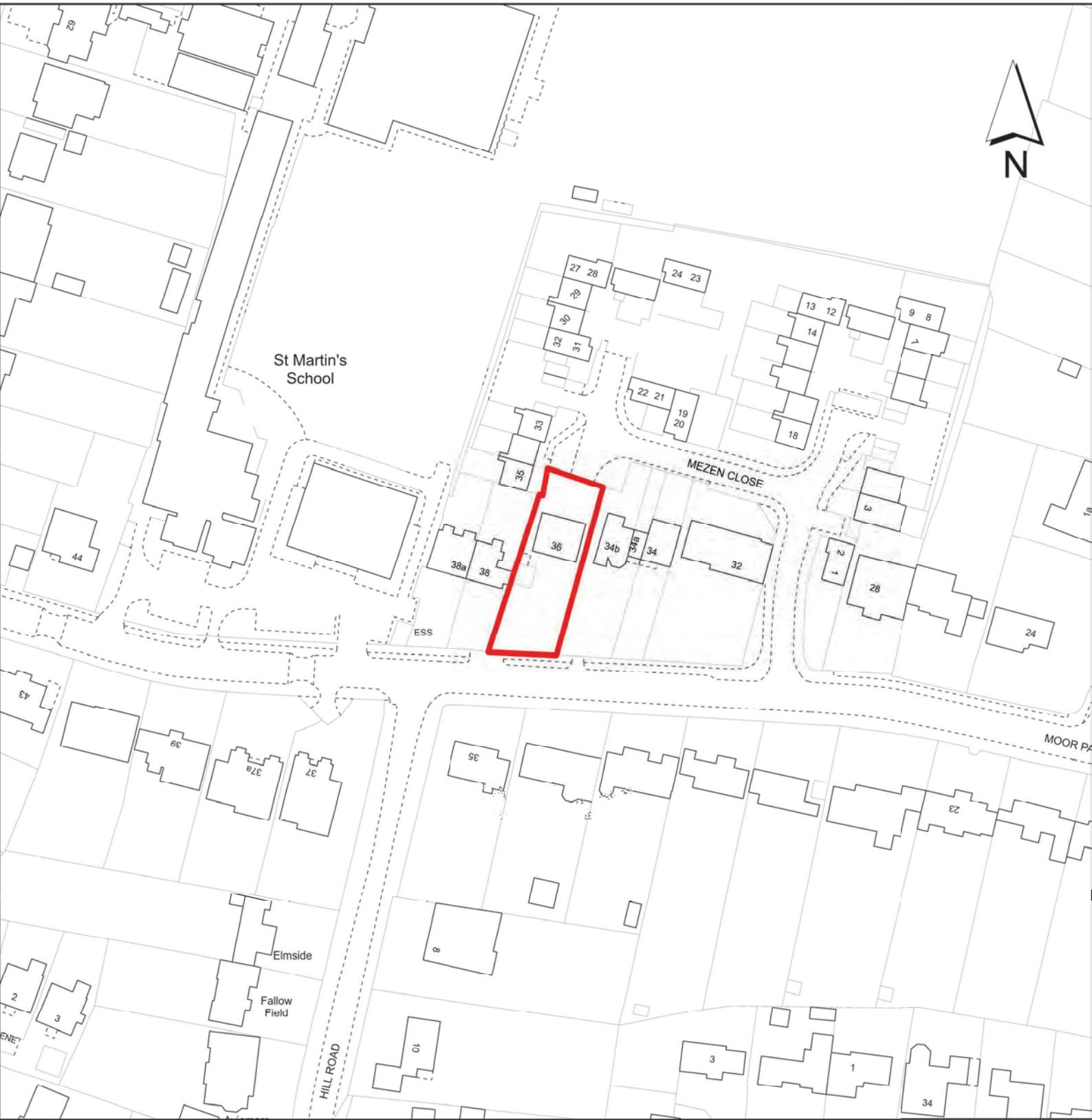


1 Proposed Car Park Layout
1:100

SCALE 1:100 (METRES)



PL01 Issued for Approval		24.05.08
Rev	Description	Date
	 Architectural Hub Ltd The Old Stable Yard, Sandpit Lane, South Weald Brentwood Essex CM14 5QE www.architecturalhub.co.uk info@architecturalhub.co.uk	
Client : New Chapters Homes		
Job title : 36 Moor Park Road, Northwood, HA6 2DJ		
Drg : Proposed Car Park Layout		
Scale @ A3	1:100	date: May 2024 drg no. AHUB2404002-10



KEY : Site Boundary	ADDRESS : 36 Moor Park Road, Northwood		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION CIVIC CENTRE, UXBRIDGE, UB8 1UW
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	PLANNING COMMITTEE :	DATE : September 2024	

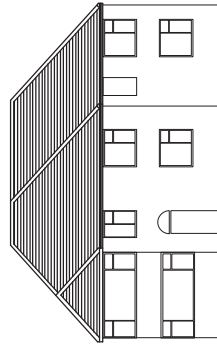
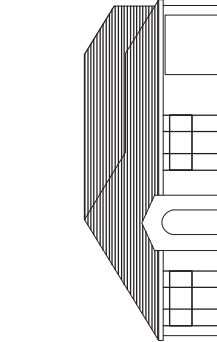
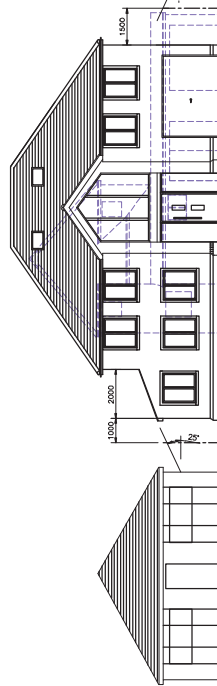
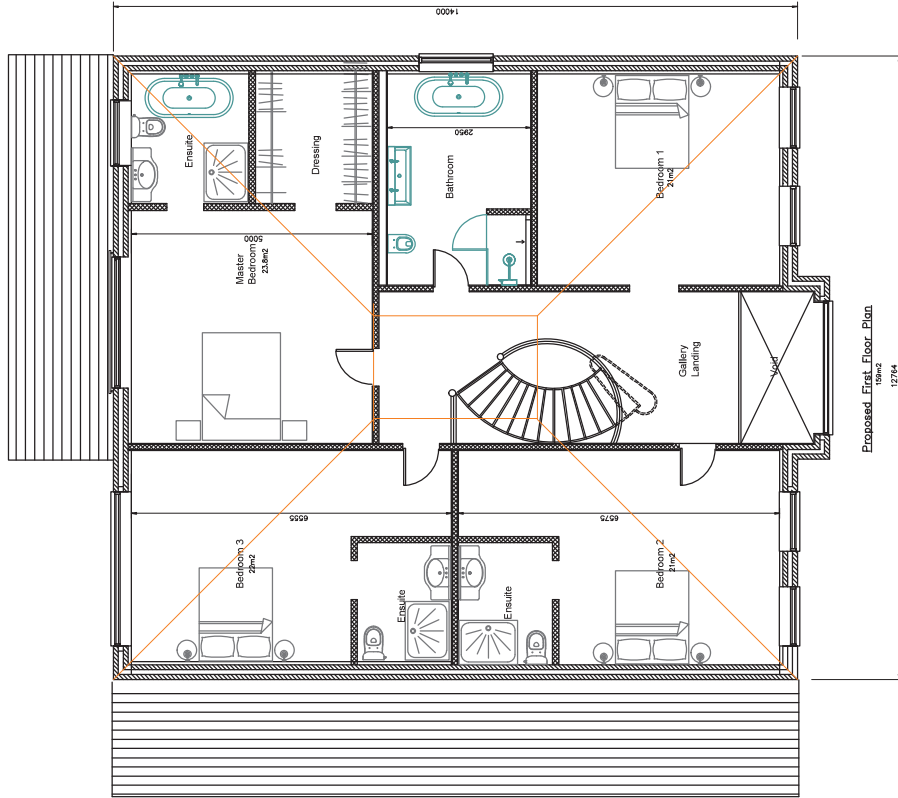
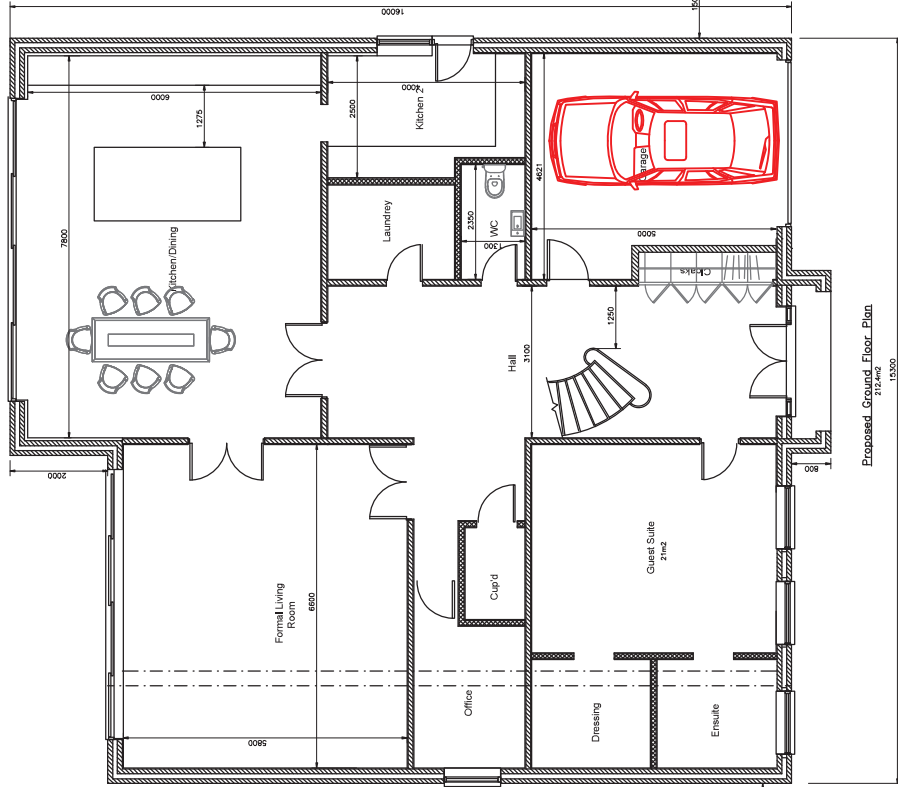
Report of the Head of Development Management and Building Control

Address: 39 PARKFIELD ROAD ICKENHAM

Development: Erection of a replacement dwelling.

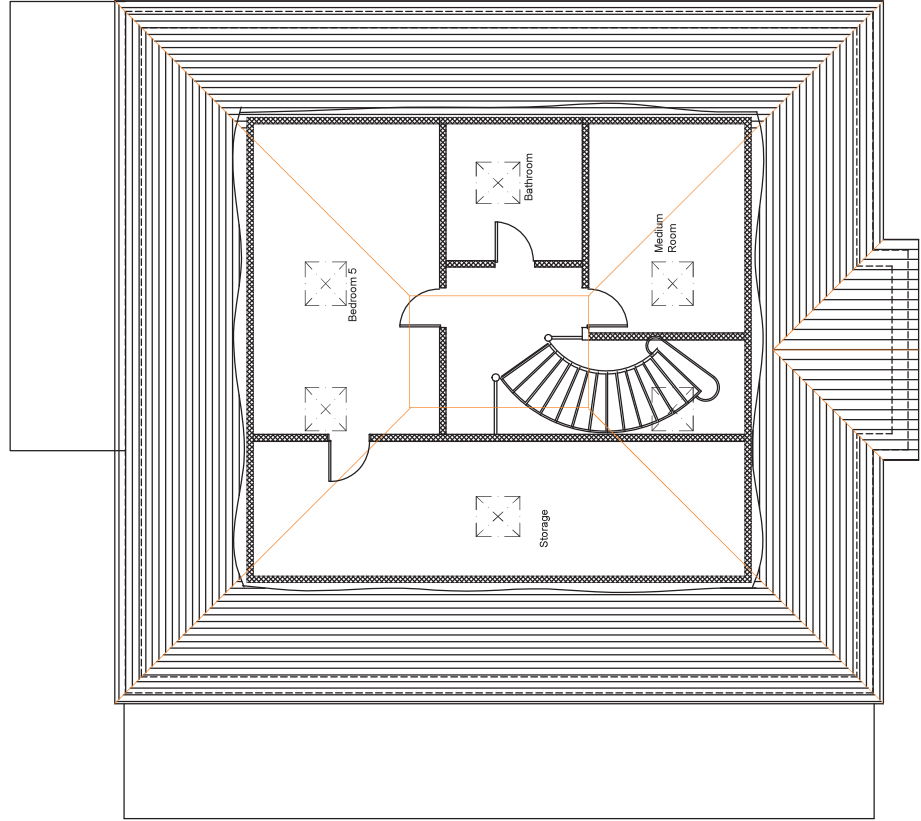
LBH Ref Nos: 24825/APP/2023/81

SCALE 1:50

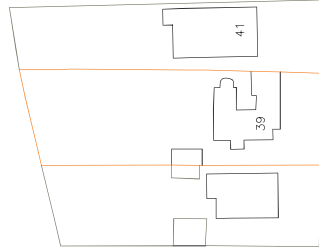


PROPOSED STREET SCENE
1:100

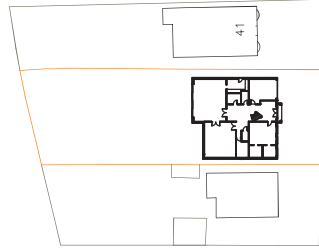
	KDA Designs Ltd. Architectural & Structural Services www.kdadesigns.co.uk info@kdadesigns.co.uk 01452 861111	Project	39 PARKFIELD ROAD CKENHAM UB10 8LW	Working		
		PROPOSED REPLACEMENT DWELLING				
					Revisions	Date
					A	14/01/2023
					B	14/01/2023



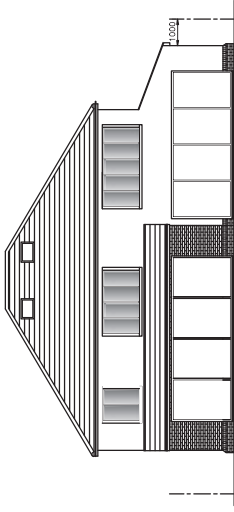
PROPOSED SECOND FLOOR PLAN
1:150



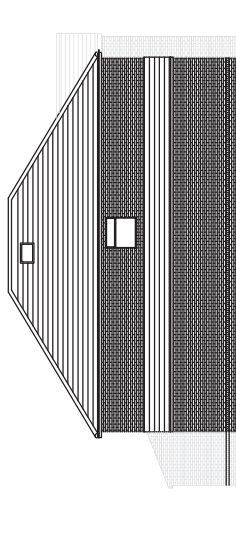
EXISTING BLOCK PLAN
1:500



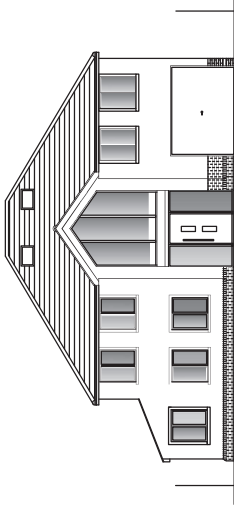
PROPOSED BLOCK PLAN
1:500



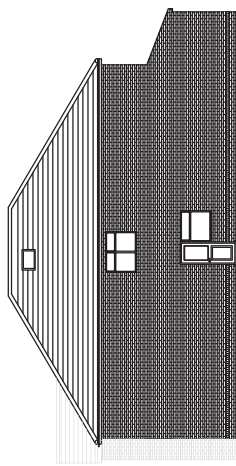
PROPOSED REAR ELEVATION
1:100



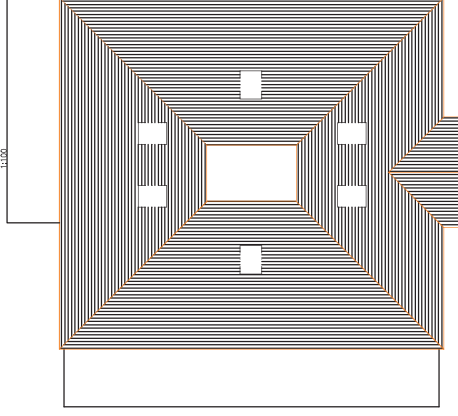
PROPOSED SIDE ELEVATION
1:100



PROPOSED FRONT ELEVATION
1:100



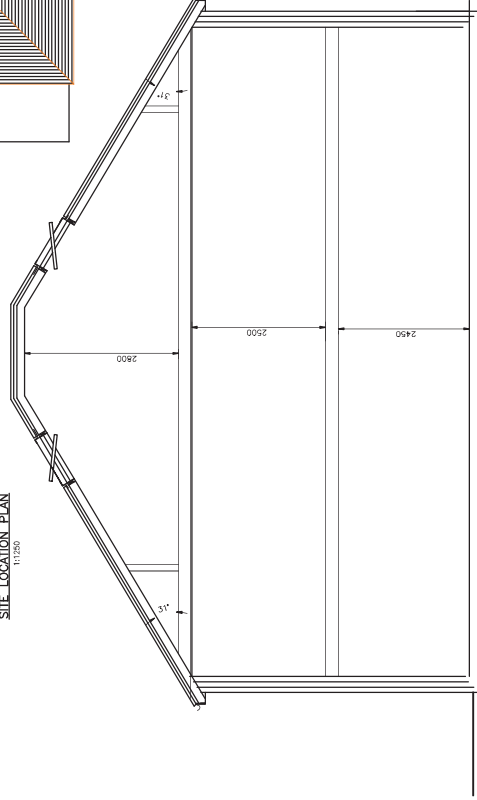
PROPOSED SIDE ELEVATION
1:100



PROPOSED ROOF PLAN
1:100

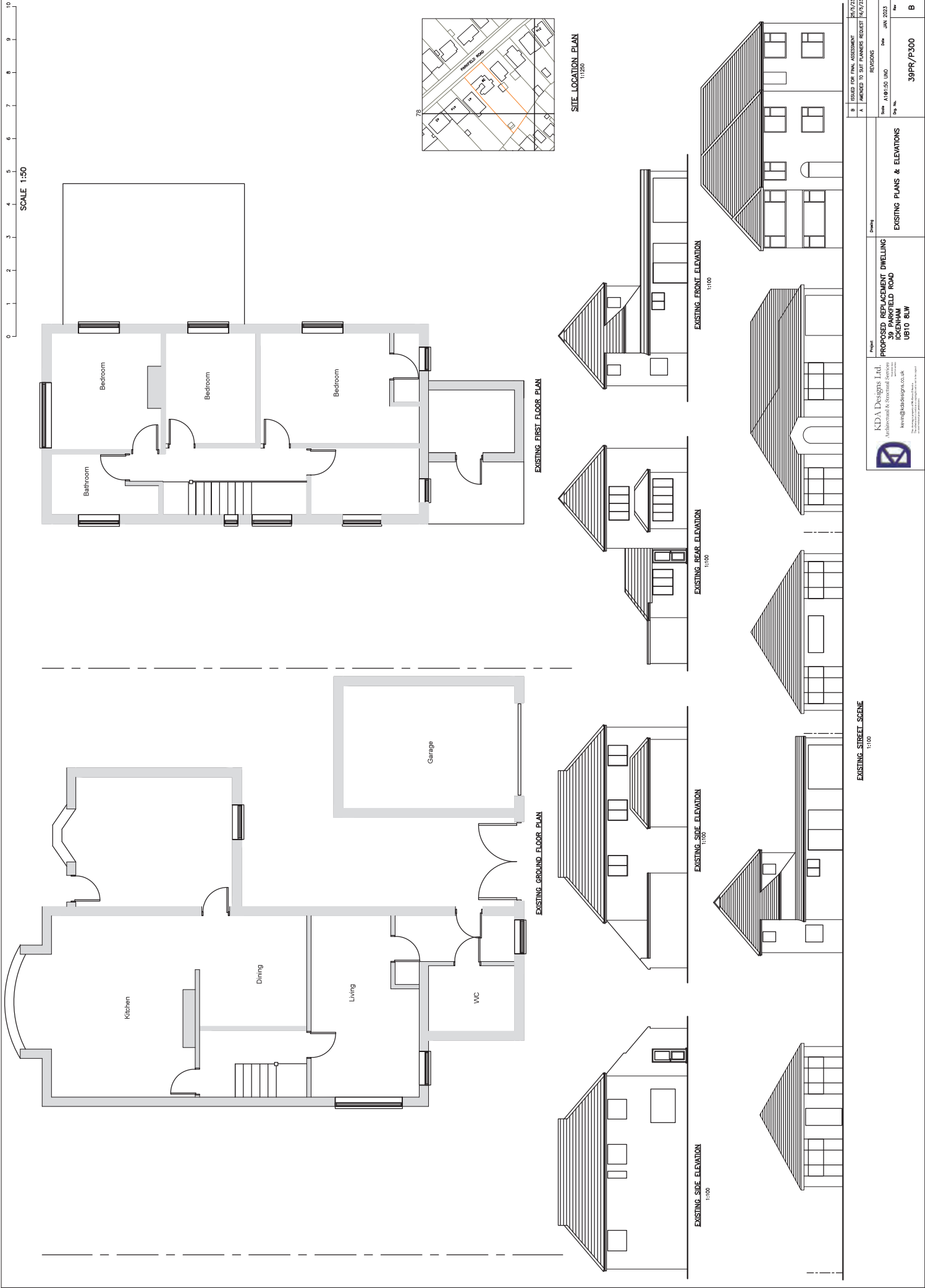


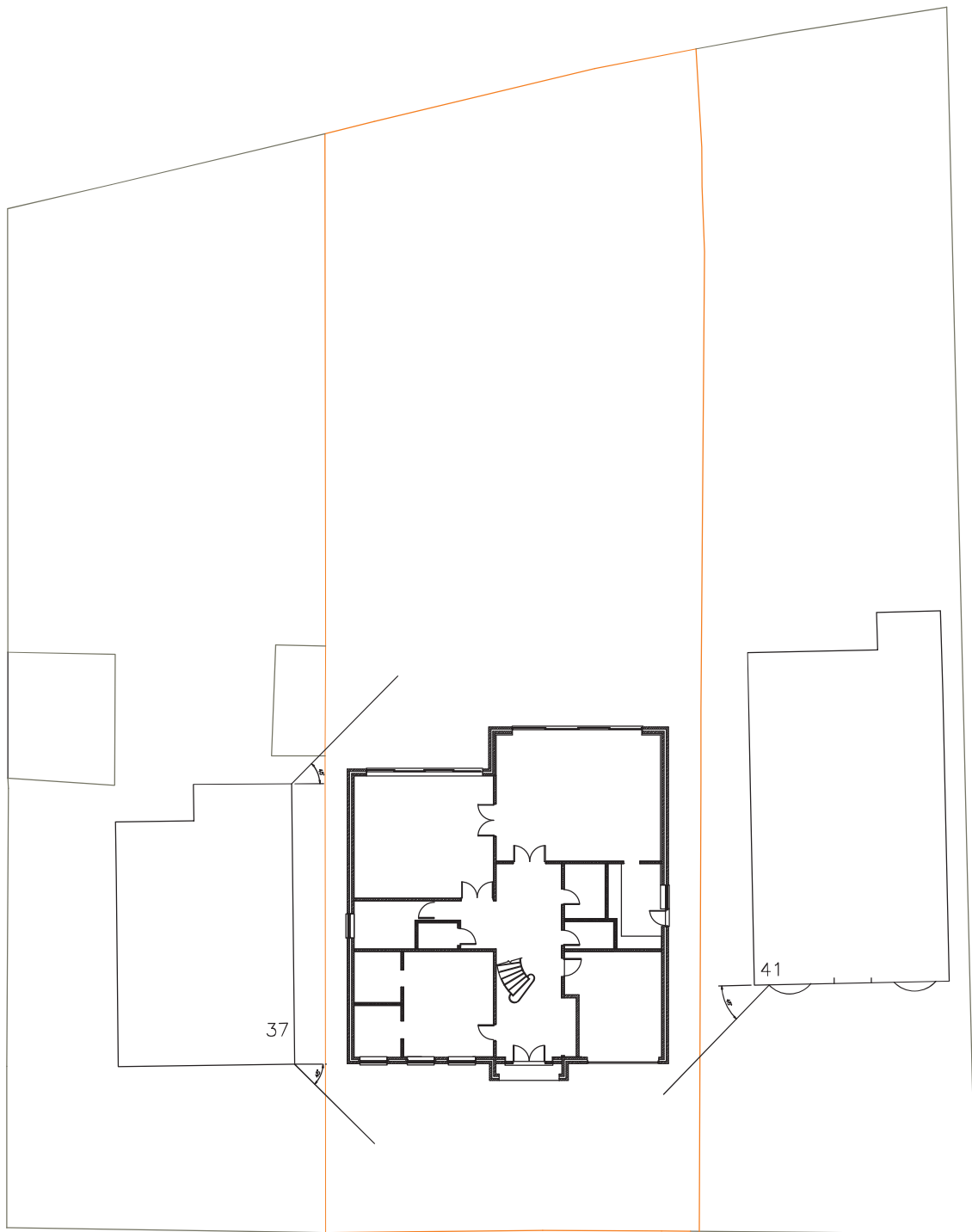
SITE LOCATION PLAN
1:1250



PROPOSED SECTION
1:100

E	SEED ELEVATIONS MARKED	28/7/24
D	AMENDED TO SURF PLANNERS REQUESTS	09/10/23
C	ISSUED FOR FINAL ASSESSMENT	25/5/23
B	AMENDED TO SURF PLANNERS REQUESTS	22/5/23
A	AMENDED TO SURF PLANNERS REQUESTS	14/5/23
Rev	Description	Date
	KDA Designs Ltd Architectural & Structural Services kdevin@kdaesigns.co.uk The above drawings are the property of KDA Designs Ltd and are not to be used for any other project without the written consent of KDA Designs Ltd.	
Project PROPOSED REPLACEMENT DWELLING 39 PRINCE OF WALES ROAD ICKENHAM UB10 8LW		
Drawing PROPOSED ELEVATIONS & SECTIONS		
Drawn	KDA	Checked
Scale	A1@1:50	Drawn
Stage	P	Rev
	39PR/P200	E





PROPOSED BLOCK PLAN
1:200

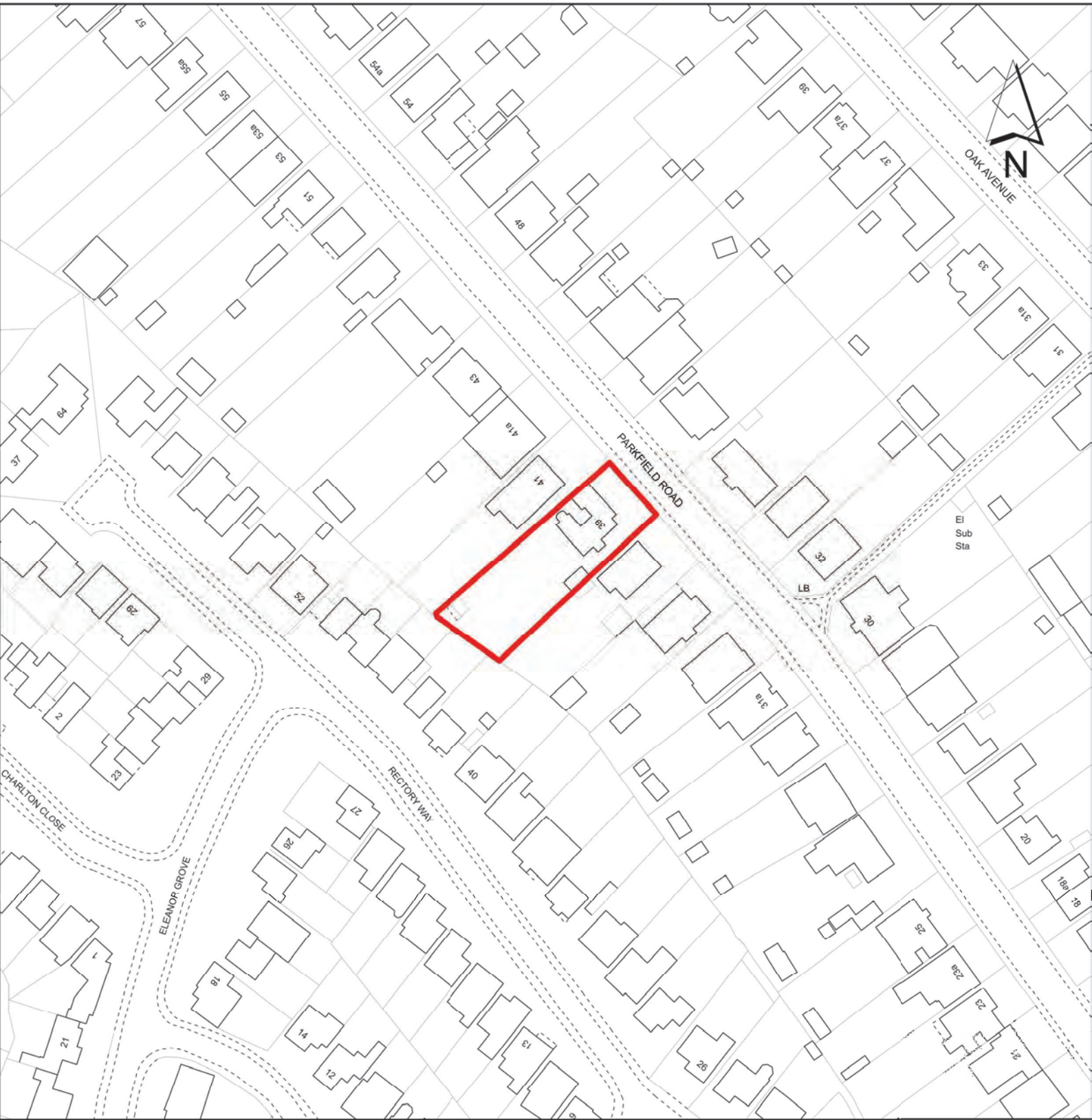
A	ISSUED FOR FINAL ASSESSMENT	16/5/23
Rev	Description	Date
REVISIONS		
Scale	A3@1:50 UNO	Date MAY 2023
Dwg. No.	39PR/P400	Rev A



KDA Designs Ltd.
Architectural & Structural Services
T: 020 8918 9423
M: 07739 427023
kevin@kdadesigns.co.uk
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Project
PROPOSED REPLACEMENT DWELLING
39 PARKFIELD ROAD
ICKENHAM
UB10 8LW

Drawing
PROPOSED BLOCK PLAN



KEY : Site Boundary		ADDRESS : 39 Parkfield Road, Ickenham		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION	
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		PLANNING COMMITTEE :	DATE : September 2024		

Report of the Head of Development Management and Building Control

Address: 37 EDWARDS AVENUE RUISLIP

Development: Variation of Condition 5 (Approved plans) and removal of Condition 18 (Parking) of planning permission ref. 65680/APP/2011/36 dated 04-04-2011 'Erection of 4 two-bedroom back to back two storey dwellings with associated parking and amenity space and installation of new vehicular crossover, involving demolition of existing detached dwelling' for Minor amendments to the internal and external fabric of the building and to substitute approved plans.

LBH Ref Nos: 65680/APP/2023/2256





Notes

— Boundary line

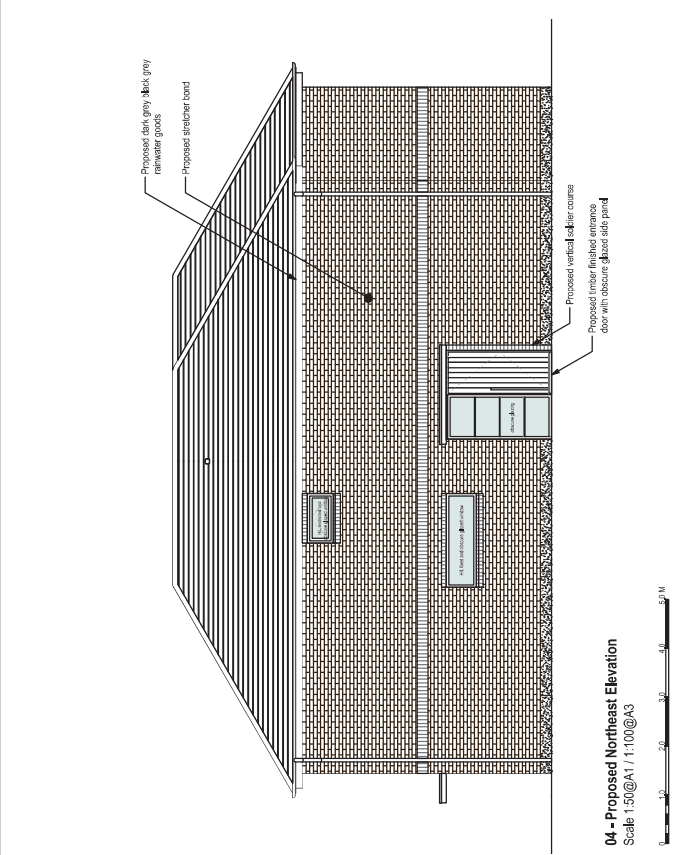
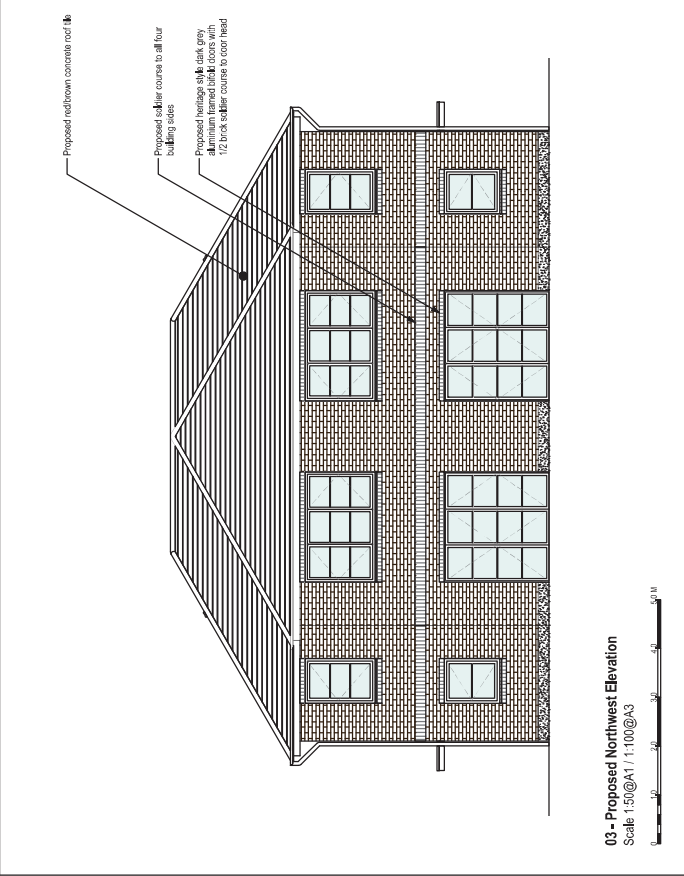
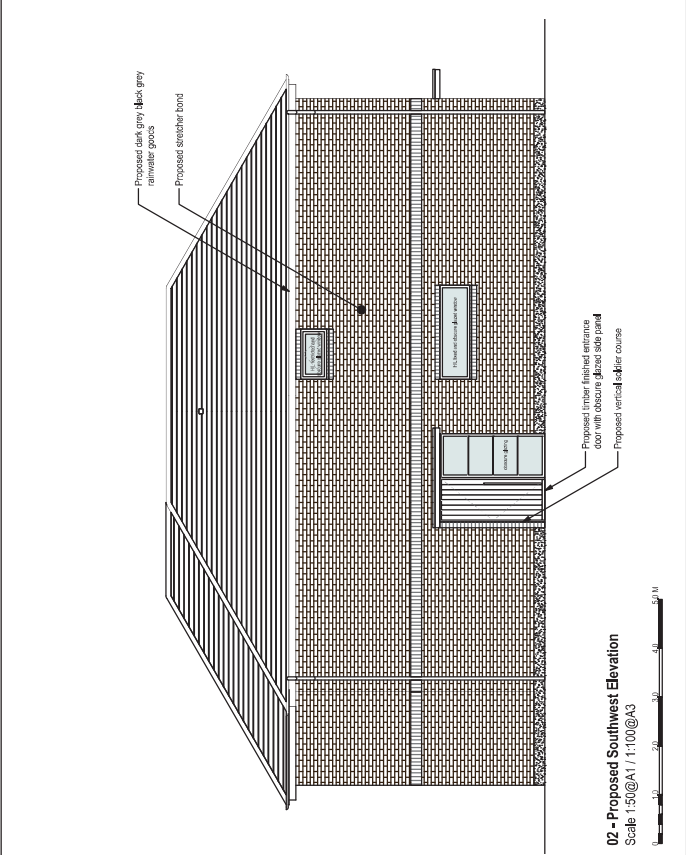
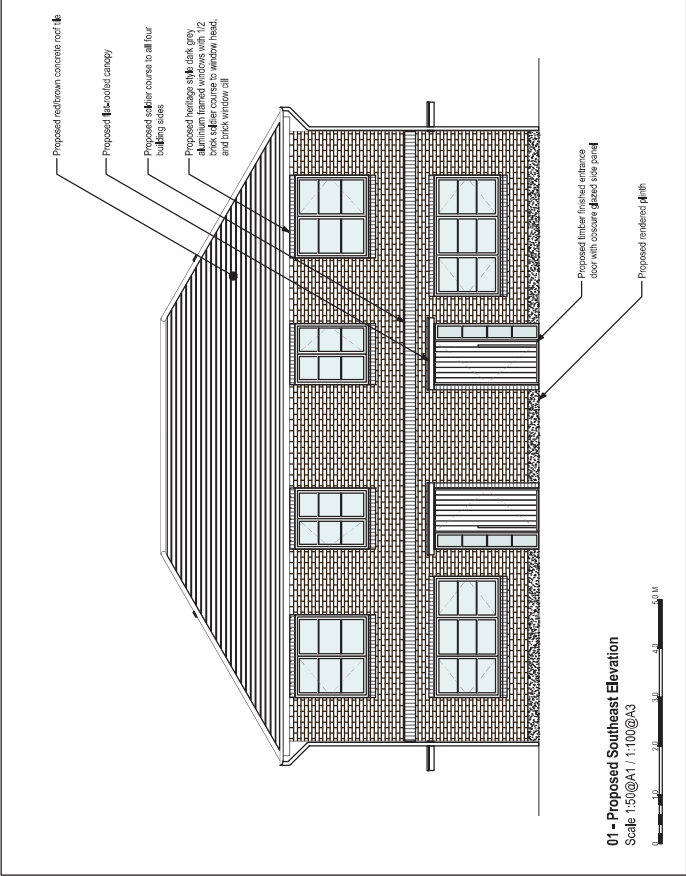
Das Video

Share

37 Edward's Avenue
Burlington MA 01803

Proposed Roof Plan

50325	Drawn	Checked
Information	MW	PR
Scale	Date	
1:50@A1/1:100@A3	12/05/2023	
Drawing No. & Revision	Page No.	
1158_GAR1_I1	4	



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08/07/2023 Issue for Information

1158_GE01_J1

Northwest Elevation

Southwest Elevation

North Elevation

South Elevation

KPR Architects

KPR Architects
Building Projects
Bristol BKT PH
info@kprarchitects.com
www.kprarchitects.com

Site

Benenden Developments Limited
37 Elmbridge Avenue
Rushmore, Hants RG5 1JP

Project Name

1158_GE01_J1

Scale

1:50@A1 / 1:100@A3

Drawn

1158_GE01_J1

Check

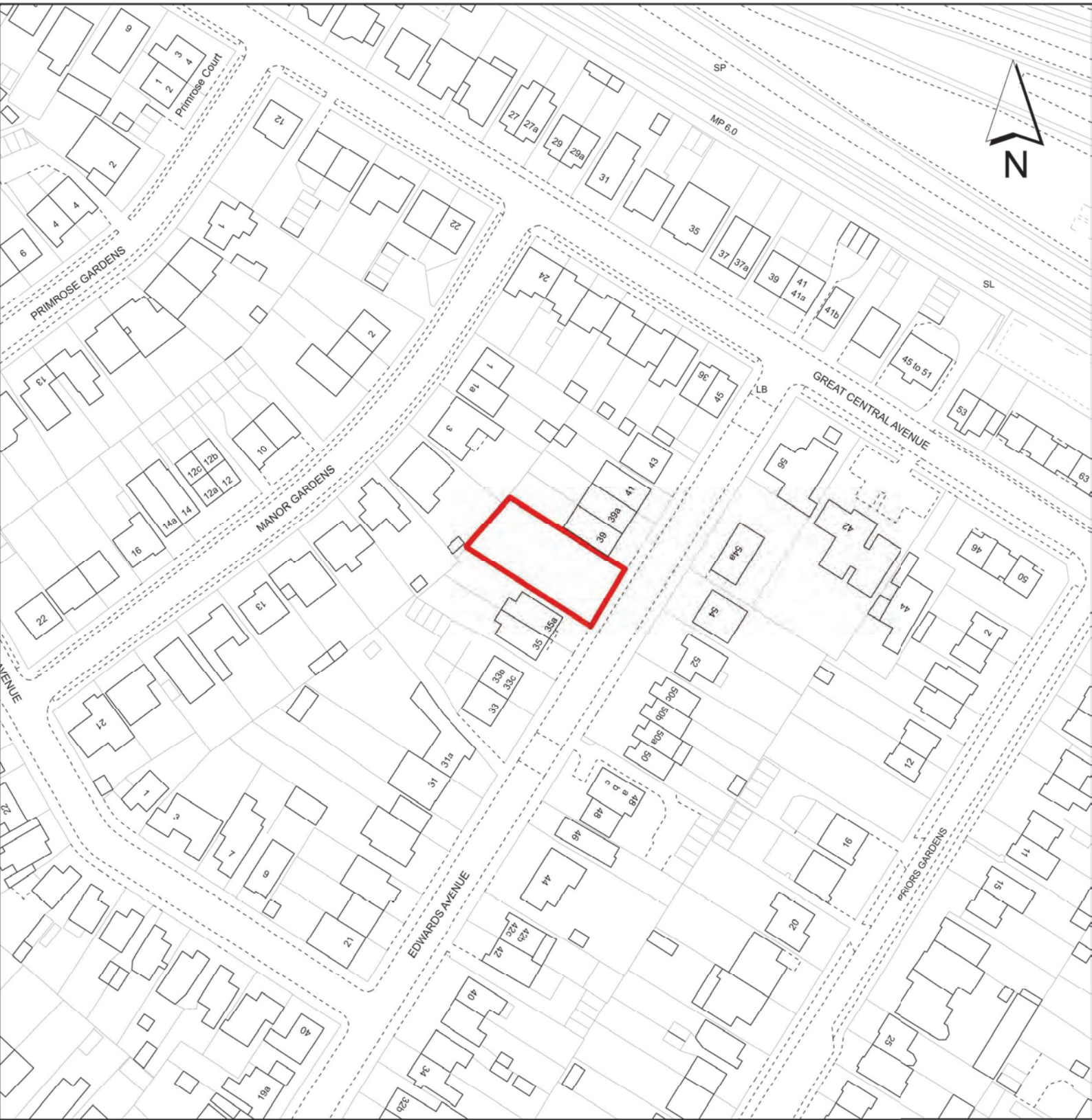
1158_GE01_J1

Issue

1158_GE01_J1

Page No.

5



KEY :  Site Boundary	ADDRESS : 37 Edwards Avenue, Ruislip		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION CIVIC CENTRE, UXBRIDGE, UB8 1UW
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	PLANNING COMMITTEE :	DATE : September 2024	

Report of the Head of Development Management and Building Control

Address: LAND OFF THOMPSON ROAD AND ST LUKE'S ROAD ST ANDREW'S ROAD
UXBRIDGE

Development: Change of use of site containing 72 assisted living units (Use Class C2) with ancillary communal facilities, parking, and landscaped areas, to residential accommodation for primary occupiers aged over 55 (Use Class C3)

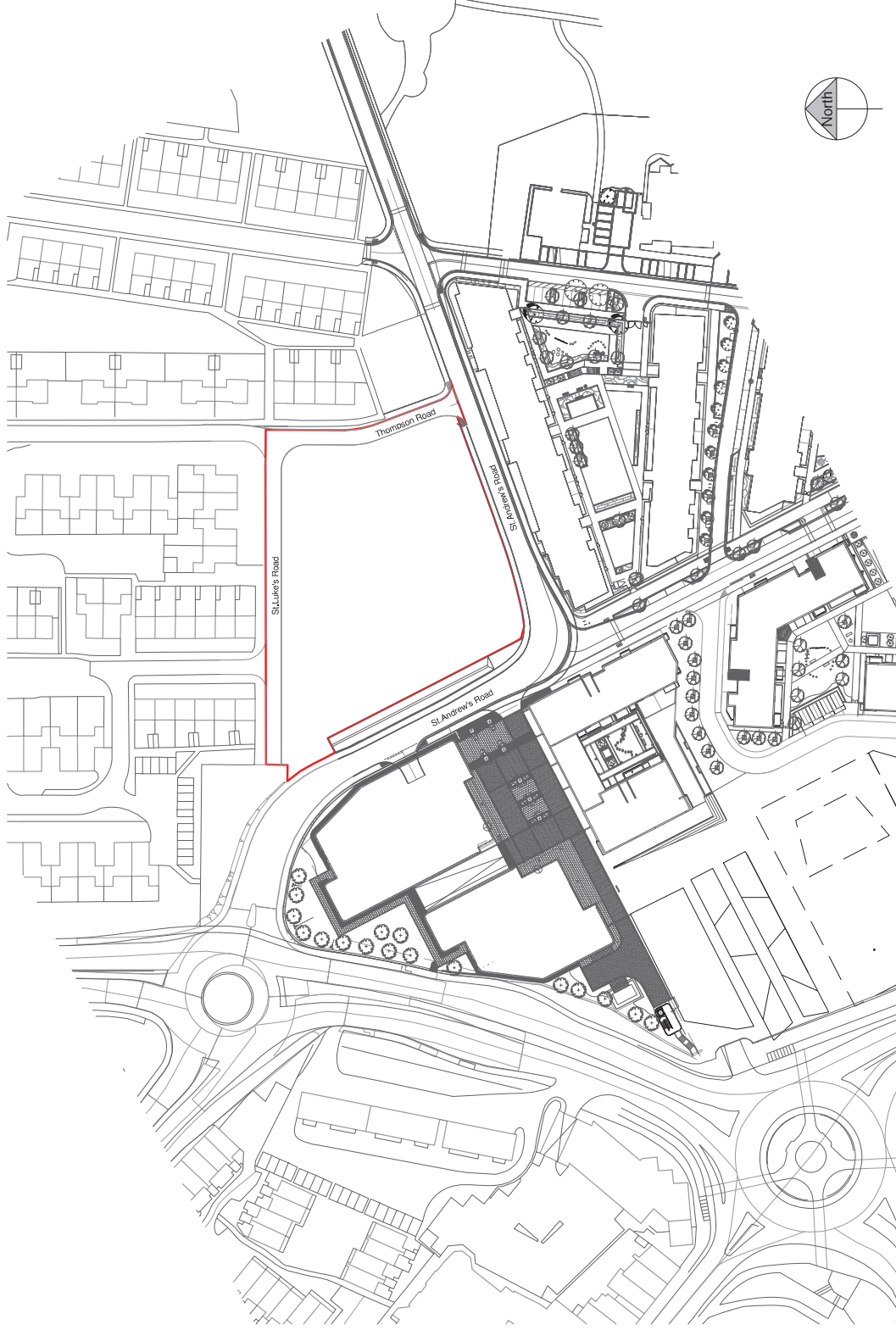
LBH Ref Nos: 585/APP/2024/1558

Do not scale from this drawing.

Check dimensions and confirm all dimensions before starting work on site.

Description	Date	Aut
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P01 Planning Issue, 14.2.19 KDF/RGR



1 Location Plan
1:1250

Proposed of Issue	PLANNING	5125
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ANCHOR
ST ANDREW'S PARK
OXFORD
Location Plan

Drawing Number	5125-TFP-ZZ-DR-A-2047	Rev	P1
Drawn	RGR	Scale	@ A3
Check	KDF	Date	FEB 2019

The Tooley & Foster Partnership
166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 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Line	Description	Date	Act
01	Planning Issue	11.02.19	KCE / PQR
02	Dry stairs added and fire door added	3.7.19	KCE/ PQR
03	North west fire retardant	22.7.19	PQR



Type A-1B2P
Type B1-2B3P
Type B2-2B4P
Type B3-2B3P



ANCHOR HANOVER
ST. ANDREW'S PARK
JXBRIDGE

Drawing Number:		Status:	Rev.
-5125-TFP-ZZ-ZZ-DR-A-2044			P03
Issue:	Approved:	Scale:	
RGR KDE		1:200	
		© A1	FEB 2019



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03 - Third Floor Plan



4 - Fourth Floor Plan

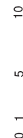
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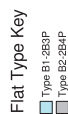
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type B1-2B3P

3rd & 4th Floor Plans

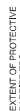
Overseas Member

The Twelve 8 Factor Dendrograms





1 : 200



1 : 200



1 : 200

PLANNING

5th Floor, 6th Floor & Roof Plans

ing Number.

a Tooley & Foster Partnership





KEY:

- Proposed Site Boundary
- Proposed Tree
- Existing Tree & RPA
- Arterial Lane
- Ornamental Street Planting
- Native Hedgerow Planting
- Native Shrub Planting
- Proposed Planter
- Permeable Block Paving
- Unleaved Terrace Buff
- Turner Access Road
- Heritage effect concrete flag paving
- Private Patio Paving
- Cell Clipping
- Grass maintenance strip around building perimeter
- Slab paving maintenance strip around building where ground is sloping towards the building
- Retaining Wall
- Timber Tree Seat
- Serpetine Landforms (for day only)
- Climbing plants / Green wall
- Root barrier system
- Root deflection system
- Area of the day within the RPA of the existing tree

Changes highlighted by revision clouds are as follows:

1. Natural stone paving changed to heritage effect concrete paving
2. Paving to garden room terrace changed to the same paving used for private patios
3. Dining terrace composite decking changed to heritage paving as per key



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E: info@portuswhitton.co.uk

DISCHARGE OF CONDITIONS			
Condition	Discharge	Condition	Discharge
1.200	A2	1.605	L 2 P
St Andrew's Park Extra Care Development			
Landscape Masterplan			
Anchor Hanover Group			

NOTES:

Spot heights as per engineers levels strategy drawing C12420 Preliminary levels 2.

Refer to Design and Access Statement D&AS/5/25 for detailed landscape description and rationale



KEY : Site Boundary		ADDRESS : Atlas Lodge		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION	
DISCLAIMER : For identification purposes only. This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright. © Crown copyright and database rights 2024 Ordnance Survey AC0000810857		PLANNING APPLICATION REFERENCE : 585/APP/2024/1558	SCALE : 1:1,250	CIVIC CENTRE, UXBRIDGE, UB8 1UW	
		PLANNING COMMITTEE :	DATE : September 2024		

Report of the Head of Development Management and Building Control

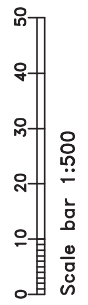
Address: 3 ST MARGARETS AVENUE HILLINGDON

Development: Conversion of roof space to habitable use, raising the roof ridge, 4 x side dormers, and 1 x side roof light

LBH Ref Nos: 59652/APP/2024/1459



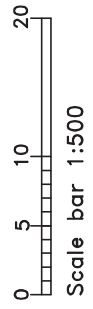
LOCATION PLAN
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UXBRIDGE
MIDDLESEX UB8 3HH
DRG, Nr. 3/SMA/04/A
SCALE 1:1250@A4

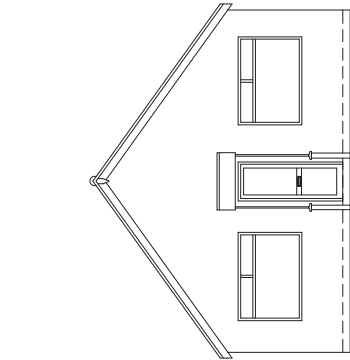




EXISTING TREE SHALL BE
REMOVED

BLOCK PLAN
3 ST MARGARETS AVENUE
UXBRIDGE
MIDDLESEX UB8 3HH
DRAWING NR. 3/SMA/03/C
SCALE 1:500@A4

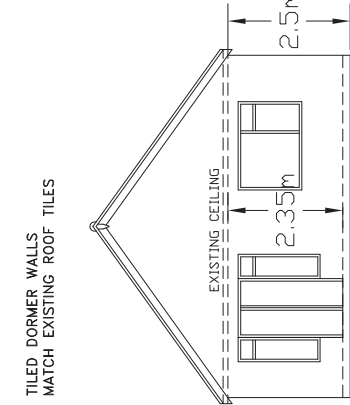




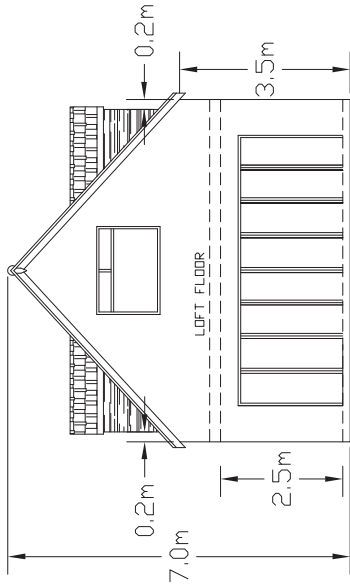
EXISTING FRONT ELEVATION



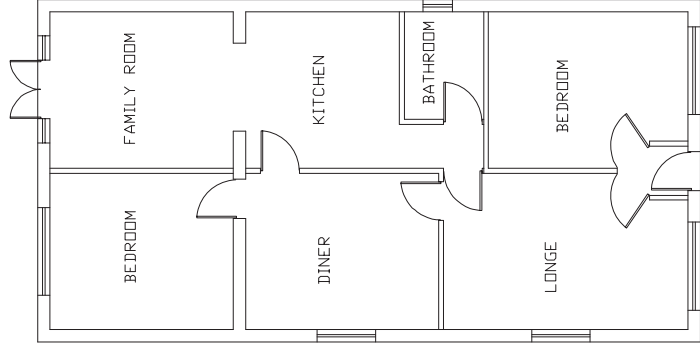
PROPOSED FRONT ELEVATION



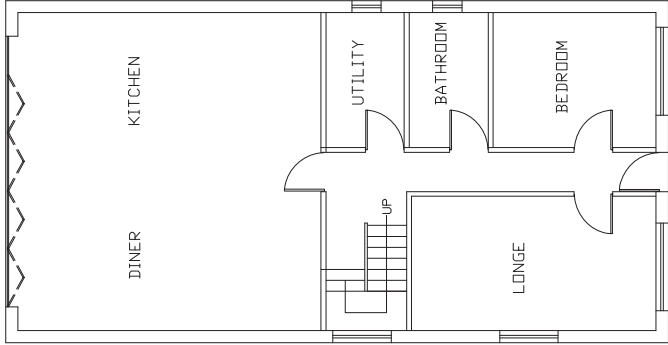
EXISTING REAR ELEVATION



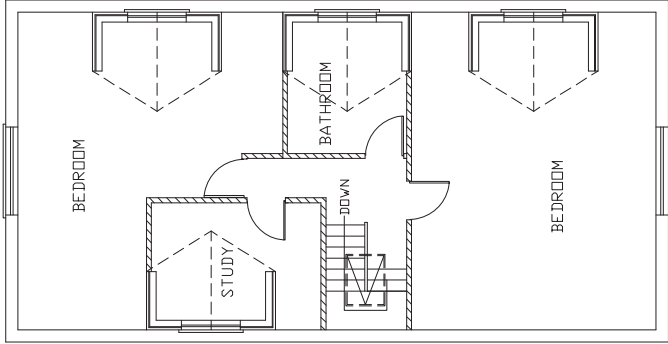
PROPOSED REAR ELEVATION



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED LOFT FLOOR PLAN

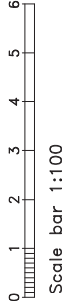
NOTES;

DIMENSIONS ARE TO CHECKED AND CONFIRMED BEFORE CONSTRUCTION PHASE.

ALL NEW EXTERNAL MATERIALS TO MATCH, AS CLOSE AS POSSIBLE, TO EXISTING EXTERNAL MATERIALS.

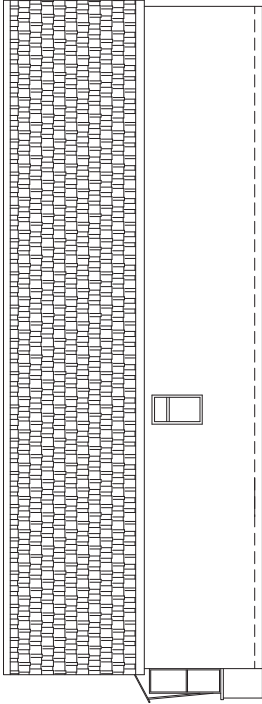
THE CLIENT IS RESPONSIBLE FOR PARTY WALL AGREEMENT OR ISSUES RELATING TO PARTY WALL

ALL STRUCTURAL ELEMENTS ARE TO BE DESIGNED AND SPECIFIED BY THE STRUCTURAL ENGINEER.

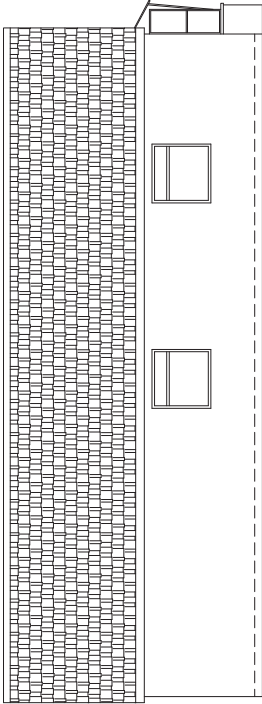


Scale bar 1:100

Project	PROPOSED LOFT CONVERSION 3 ST MARGARETS AVENUE UXBRIDGE MIDDLESEX UB8 3HH
Drawing Title	FLOOR PLANS AND FRONT AND REAR ELEVATIONS
Scale	1:100@A3
Date	MAY 2024
Drawing No.	3/SMA/01



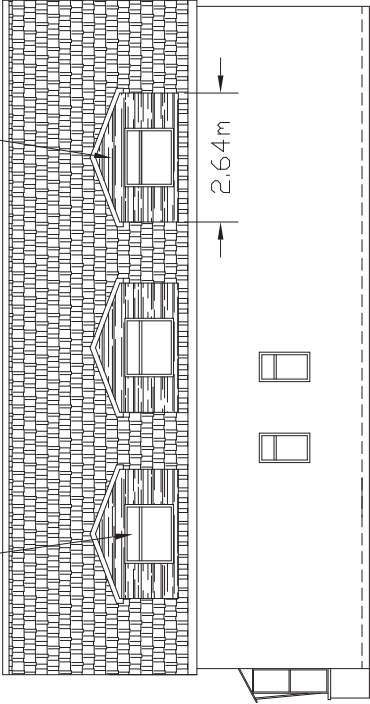
EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION

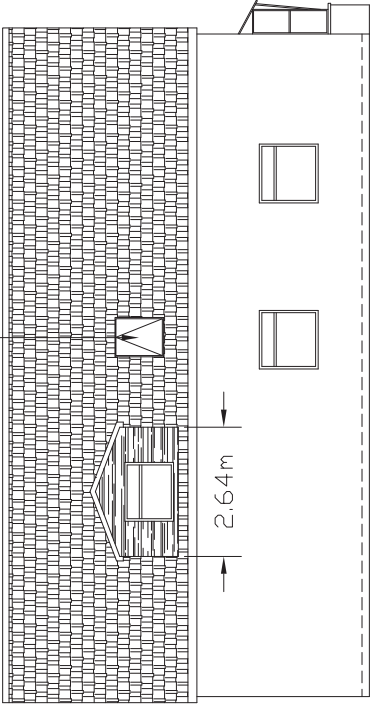
ALL LOFT FLOOR SIDE FACING DORMER WINDOWS WILL BE OBSCURELY GLAZED

VERTICAL TILED DORMER WALLS TILES TO MATCH EXISTING ROOF TILES



PROPOSED SIDE ELEVATION

ROOF WINDOWS SHALL NOT PROTRUDE MORE THAN 150mm FROM THE ROOF PLANE



PROPOSED SIDE ELEVATION

NOTES;

DIMENSIONS ARE TO CHECKED AND CONFIRMED BEFORE CONSTRUCTION PHASE.

ALL NEW EXTERNAL MATERIALS TO MATCH, AS CLOSE AS POSSIBLE, TO EXISTING EXTERNAL MATERIALS.

THE CLIENT IS RESPONSIBLE FOR PARTY WALL AGREEMENT OR ISSUES RELATING TO PARTY WALL

ALL STRUCTURAL ELEMENTS ARE TO BE DESIGNED AND SPECIFIED BY THE STRUCTURAL ENGINEER.

Project

PROPOSED LOFT CONVERSION
3 ST MARGARET'S AVENUE
UXBRIDGE
MIDDLESEX
UB8 3HH

Drawing Title

SIDE ELEVATIONS

Scale

1:100@A3

Date

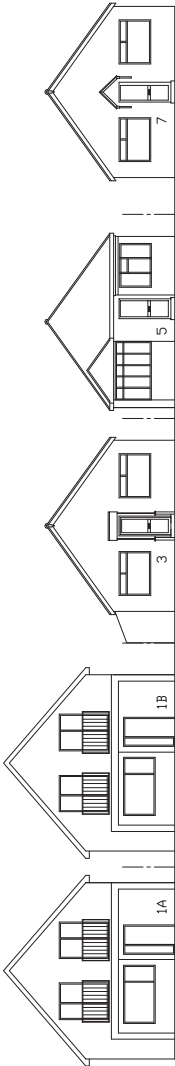
AUG 2024

Drawing No.

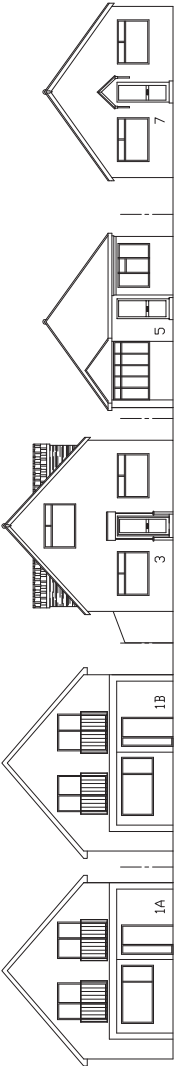
3/SMA/02/A



Scale bar 1:100



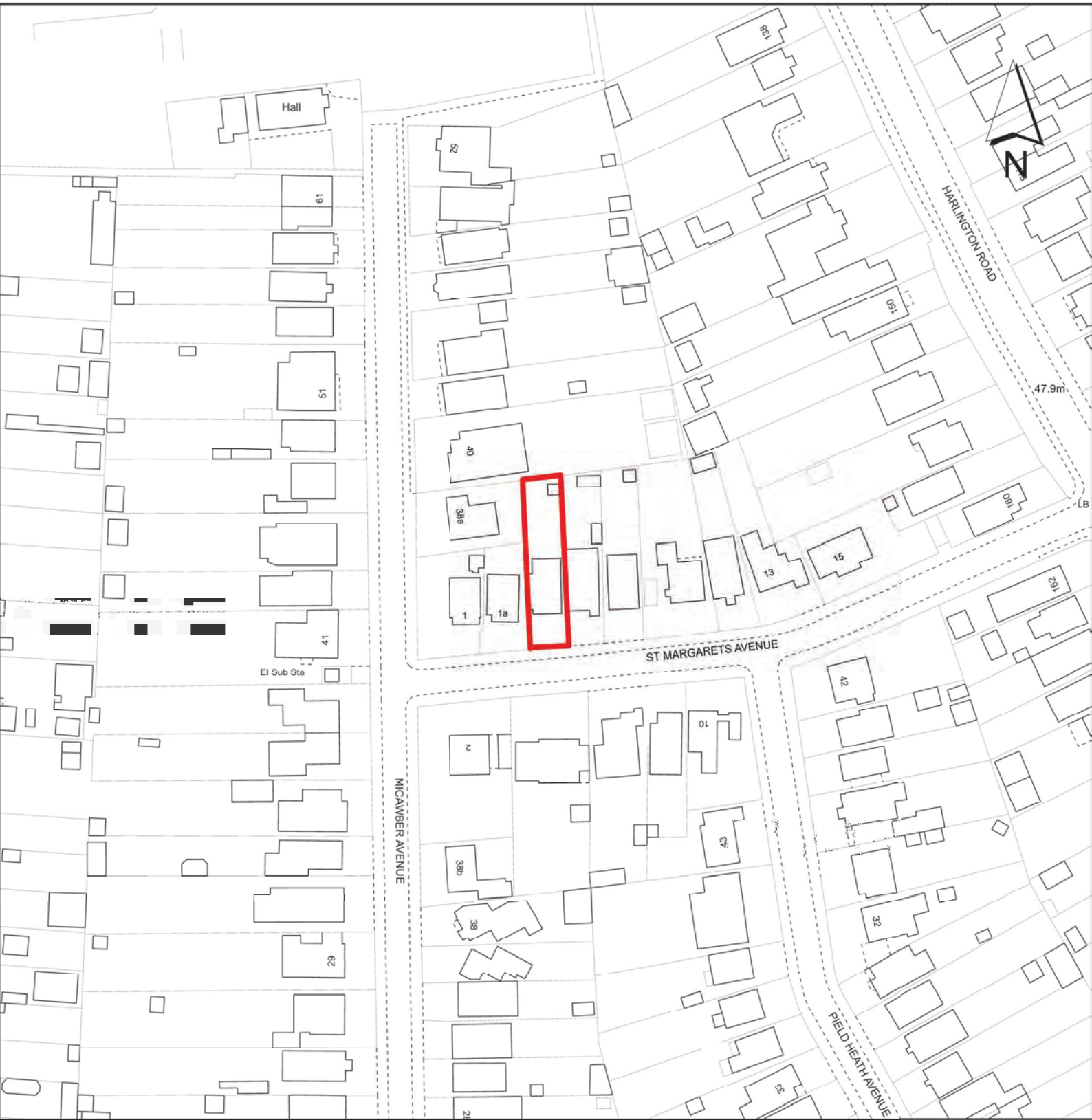
EXISTING FRONT ELEVATIONS



PROPOSED FRONT ELEVATIONS



Project PROPOSED LOFT CONVERSION 3 ST MARGARETS AVENUE UXBRIDGE MIDDLESEX UB8 3HH	Drawing Title EXISTING AND PROPOSED FRONT ELEVATIONS, STREET SCENE	Scale 1:200@A3
	Date JULY 2024	
	Drawing No. 3/SMA/05	



KEY : Site Boundary	ADDRESS : 3 St Margarets Avenue		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION CIVIC CENTRE, UXBRIDGE, UB8 1UW
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	PLANNING COMMITTEE :	DATE : September 2024	