

Report of the Head of Development Management and Building Control Committee Report – Application Report

Case Officer: **Emilie Bateman**

6039/APP/2024/3226

Date Application Valid:	09.12.2024	Statutory / Agreed Determination Deadline:	11.04.2025
Application Type:	S73	Ward:	Ruislip

Applicant: **Mr J Norton**

Site Address: **18 St Catherines Road, Ruislip**

Proposal: **Variation of Condition 2 (Accordance with Approved Plans), Conditions 3 (Tree Protection) and 5 (Landscaping) of planning permission ref. 6039/APP/2021/3465 dated 03.03.2022 (Removal of derelict scout hut and storage unit to facilitate the erection of a replacement single storey scout hut building). The minor material amendments include changes to accessibility (with external ramp and disabled parking), hard and soft landscaping and external fittings; minor change to the building's overall positioning on the site; and fenestration changes on front elevation plan with repositioning of fire exit door.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 6 of the Planning Scheme of Delegation (the Council has a financial liability)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 Planning permission is sought to vary Condition 2 (Accordance with Approved Plans), Condition 3 (Tree Protection) and Condition 5 (Landscaping) of planning permission ref. 6039/APP/2021/3465 dated 03.03.2022. This permission granted the removal of the derelict scout hut and storage unit to facilitate the erection of a replacement single storey scout hut building.
- 1.2 The proposed minor material amendments involve the installation of an access ramp and a dedicated disabled parking bay on-site to provide better accessibility to the scout building. Minor alterations also include the repositioning of the emergency access door on the same elevation. There is also proposed a slight re-positioning of the building on the site which would not impact the street scene or neighbours' amenity. The tree protection and landscaping conditions (3 and 5) have previously been discharged. To take into account the proposed amendments, these details have been updated and included in this application.
- 1.3 The freehold of the application site is owned by the London Borough of Hillingdon. Therefore, whilst the Council is not the applicant, for transparency and in accordance with the Council's scheme of delegation, the application is referred to the Planning Committee for determination.
- 1.4 The amendments proposed are minor in nature with the design of the building remaining largely as originally approved. The scale and height of the proposed building would also remain unchanged. The scouting facility has been established on site for a substantial number of years and the replacement hut would continue to respect the residential character of the area. In addition, the impact on residential amenity was fully assessed and would not give rise to any undue impacts. As per the original permission, a condition has been re-applied on the hours of operation to protect the amenity of nearby residents.
- 1.5 The Highways Authority, Trees Officer, Waste Officer and Access Officer have raised no objections to the proposal. No representations have been received from neighbouring residents. The proposed minor material amendments to the planning permission are considered acceptable and comply with the Development Plan.
- 1.6 It should be noted that during this application assessment the proposal description has been modified. This was to include the alterations to the siting of the fire exit door and repositioning of the building on site, which were not captured in the initial proposal description. Consequently, re-consultation has been carried out. At the time of publication and the committee meeting, the re-

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consultation period would not have expired (expires 09.03.25). Any comments received prior to the planning committee will be reported in the addendum report and/or at the meeting. Should any materially significant comments be subsequently received by the end of the re-consultation period, then the application will be referred back to the planning committee for consideration. Otherwise, the planning application is recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site is located at the intersection of Bury Avenue, Standale Grove, and St Catherines Road. It has a total area of 662.90 square metres, of which 168.75 square metres was occupied by four pre-existing single-storey storage units. The scout hut has since been demolished to implement the planning permission and comply with Condition 1.
- 2.2 The surrounding area is predominantly residential, comprising mainly two-storey dwellings of varied architectural designs. The pre-existing buildings on-site were constructed primarily of timber with brick bases and tiled roofs.
- 2.3 An impermeable concrete path extends from the front access into the site, providing access to all four pre-existing buildings. The site is well screened from neighbouring properties and from St Catherines Road by mature trees and dense vegetation.
- 2.4 The site does not lie within a Conservation Area nor are there Listed Buildings within the vicinity of the application site. The site does not contain any protected trees and is located within a Critical Drainage Area.

Figure 1: Location Plan

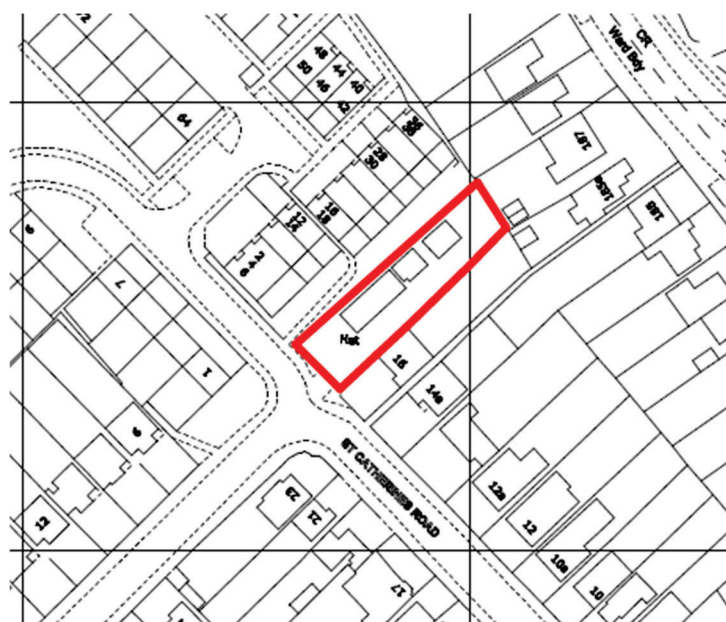


Figure 2: Street View Image of the Application Site. The scout hut seen in this image is now demolished to accord with Condition 1 of the permission.



Figure 3: Street view in the context of the wider neighbouring properties. The pre-existing scout hut can be seen in this image.



3 Proposal

- 3.1 Variation of Condition 2 (Accordance with Approved Plans), Conditions 3 (Tree Protection) and 5 (Landscaping) of planning permission ref. 6039/APP/2021/3465 dated 03-03-2022 (Removal of derelict scout hut and storage unit to facilitate the erection of a replacement single storey scout hut building).

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- 3.2 The proposed minor material amendments include:
- Changes to accessibility (with external ramp and disabled parking), hard and soft landscaping and external fittings.
 - Minor change to the building's overall positioning on the site.
 - Fenestration changes on front elevation plan with repositioning of fire exit door.
- 3.3 Inclusive access arrangements are now included in the variation of the permission. A ramped entrance measuring 1.5m wide would provide access for all. This ramp would have a brick support structure with a DDS handrail system (maximum height 1.3m). In front of the proposed ramp, there would be onsite disabled parking. Internally, the scout hut would now include a wheelchair accessible toilet.
- 3.4 The layout plan incorporates hard and soft landscaping changes which have been included within a previous details application and include a dwarf wall and access path alongside providing an access route from the emergency exit door.
- 3.5 During the course the assessment, it was also noted a minor positioning change of the building itself. To the front towards the southern boundary with No. 16 St Catherines Road, the edge of the building was originally 3.727m away from this neighbour's boundary. This would be reduced to 3.027m. As the building would be brought closer to the boundary, a second period of consultation has been undertaken.

Figure 4: Proposed Plan (please note – larger version of plan can be found in the Committee Plan Pack)

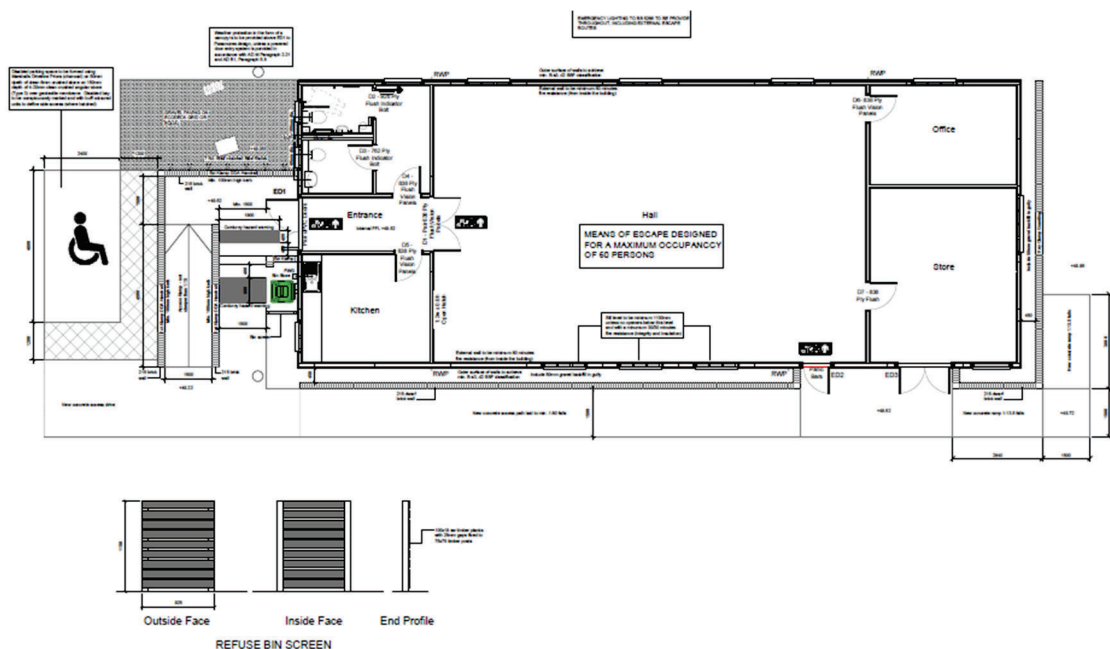


Figure 5: Proposed Site Layout Plan (please note – larger version of plan can be found in the Committee Plan Pack)

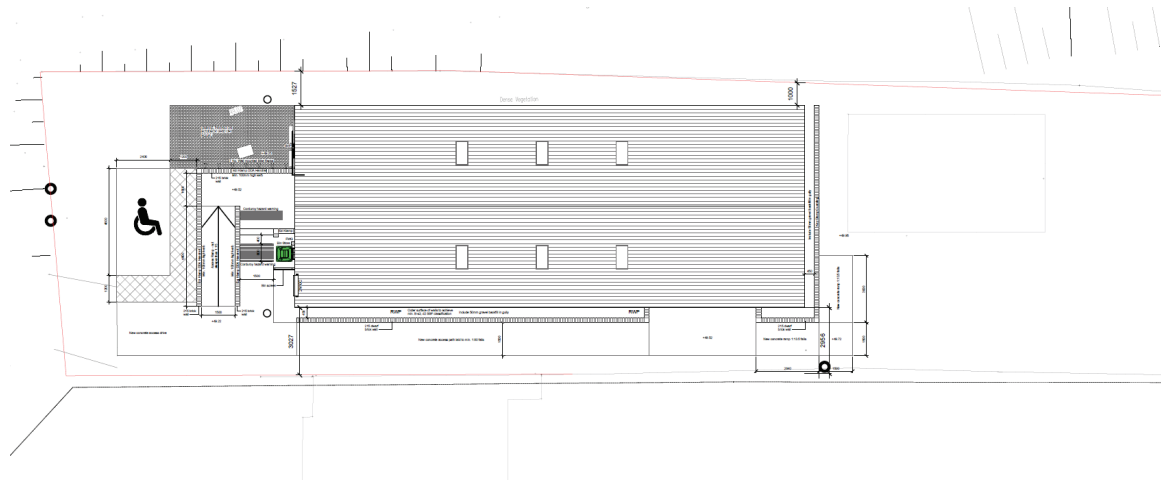
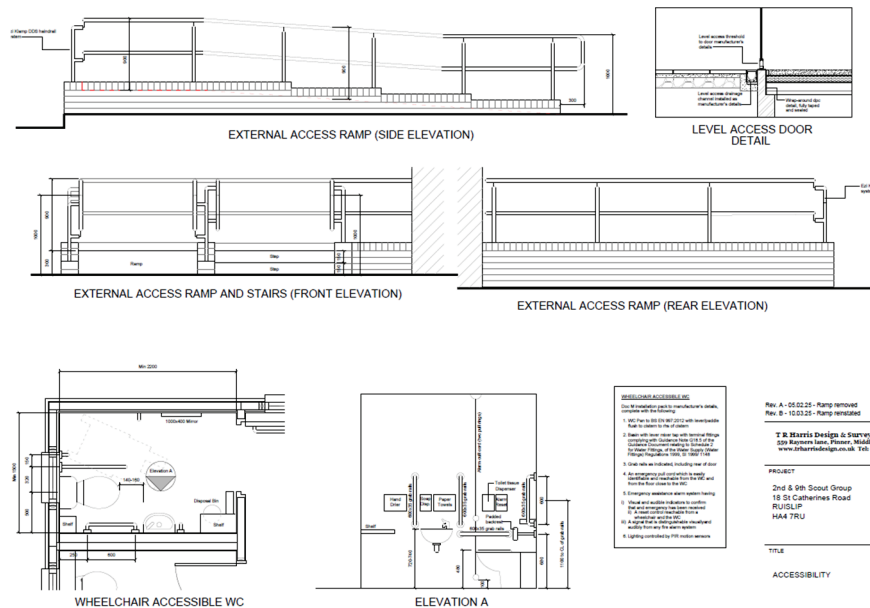


Figure 6: Proposed Elevations (please note – larger version of plan can be found in the Committee Plan Pack)



Figure 7: External Access Ramp to be situated to the front of the building and accessible toilet



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2. Two planning permissions have been granted to demolish and replace the scout hall in 2019 and 2022. This variation pertains to the 2022 planning permission.
- 4.2 Planning permission was granted under the parent application for the removal of the derelict scout hut and storage unit to facilitate the erection of a replacement single storey scout hut building (ref: 6039/APP/2021/3465).
- 4.3 The commencement of the original had taken place within the 3-year time frame required by Condition 1 of the planning permission, with the demolition of the existing scout hut occurring on 11th March 2025.
- 4.4 The details associated with the Tree Protection Measures and Landscaping of this original approval have also been discharged on the 21st of February 2025 (6039/APP/2025/392). The details discharged have not altered with exception of the installation of the ramp to the front of the building.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 Twenty-nine neighbouring properties and the Ruislip Residents Association were consulted on 13 January 2025.
- 6.2 Due to an amended proposal description a 14-day re-consultation took place on the 26 March 2025. This period of consultation expires on the 9 April 2025. At the time of publication of the committee reports, no representations have been received in response to public consultation. Any comments received prior to the planning committee will be reported in the addendum report and/or at the meeting. Consultee responses received are summarised in Table 1 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Highways Given the provision of a suitably located disabled compliant parking bay, no objections.	Noted.
Access Officer Details of this Variation of Condition have been reviewed with no concerns from an accessibility perspective.	Noted.
Waste Officer No comments or objections	Noted.
Landscape/Tree Officer The marginal area of ramp within the Root Protection Area is acceptable, subject to the Tree Protection Plan.	Noted.

7 Planning Assessment

Principle of Development

- 7.1 The principle of demolition and replacement of the Scout Hut at the application site was established through the granting of planning permission reference 6039/APP/2021/3465. The original permission had commenced before the 13 March 2025 and as such minor material amendments to this planning permission

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can be considered. It must be pointed out that the changes proposed do not make any changes to the overall size and scale of the approved scout hut.

Scope of the Consideration of this Case Under Section 73 of the Town and Country Planning Act

- 7.2 Section 73 of the Town and Country Planning Act 1990 concerns 'Determination of applications to develop land without compliance with conditions previously attached.' It is colloquially known as 'varying' or 'amending' conditions. Section 73 applications also involve consideration of the conditions subject to which planning permission should be granted. Where an application under S73 is granted, the effect is the issue of a fresh grant of permission and the notice shall list all conditions pertaining to it. The application cannot be used to vary the time limit for implementation.
- 7.3 It is important to note that when assessing S73 applications the previously granted planning permission is a significant material consideration, which impacts heavily on the assessment of the proposal. If the original application has been implemented, or if the permission has not yet expired, the applicant may go ahead and complete the original approved scheme if they wish. In this case, the applicant could develop the site in accordance with the permission granted in March 2022 (ref. 6039/APP/2021/3465), and this fall-back position is a material consideration to which significant weight must be given. As discussed, the approved development has commenced on site through the demolition.
- 7.4 Alterations to planning policy and other material considerations since the original grant of planning permission are relevant and need to be considered. However, these must be considered in light of the matters discussed in the previous paragraphs and the applicant's ability to complete the originally approved development.
- 7.5 The amendments submitted seek to alter conditions 2 (Accordance with Approved Plans), 3 (Tree Protection) and 5 (Landscaping) of the planning permission. The scout hut itself would not fundamentally change in overall design with a minor positioning change to the southern corner of the site. This change is modest and considered minor to the scheme as a whole. The other key change from the original approval is the inclusion of an external ramp to ensure accessibility for all. The waste storage area would also be relocated away from the boundary with the neighbouring property and the hard and soft landscaping would be altered due to the ramp provision.
- 7.6 These changes are considered minor material amendments that can be addressed through the Section 73 process. As such the principle of the development is considered acceptable. The proposed building remains essentially the same.

Design / Impact on the Character and Appearance of the Area

- 7.7 The impact of the proposal on the street scene was fully assessed under planning permission ref. 6039/APP/2021/3465. The assessment is shared below for ease of reference and is relevant in this instance considering the minor amendments:
- 7.8 *“The application site is located within St Catherines Road and on the edge of Standale Grove both of which consist of two storey terraced and semi detached/detached properties. The surrounding properties are characterised by main tiled pitched roofs and constructed of a mixture brick and or render. The adjacent properties to the immediate southeast, fronting St Catherines Road, have their upper floors within their roof space and the small modern properties to the northwest have very shallow roofs and short rear gardens; thus, they are all quite modest in scale.*
- 7.9 *The proposed scout hut building and store would be constructed from timber with a tiled roof. The footprint and scale of the buildings would sit comfortably within the streetscene. Furthermore, the building has been set back appropriately to create a more uniformed building line with the adjacent properties. It is considered that the proposal would not represent an incongruous addition to the streetscene and would comply with the overarching [policies]”. (extracted from the original planning report ref. 6039/APP/2021/3465).*

Amendments considered under this S73 Application

- 7.10 The proposed ramp would be situated to the front of the building extending approximately 6.2m along this elevation. It would have a projection of approximately 4.5 metres out from the front wall which provides sufficient space for a ramp and external step. Whilst the new access arrangement would be partially visible from the street scene, it would remain modest in overall height. It is worth pointing out that the site is also largely screened by the existing vegetation to the front. The building and proposed ramp would also be set back a sufficient distance from the street to not cause any significant visual impact on the wider local character.
- 7.11 Furthermore, the proposed accessibility arrangement would generally visually blend into the larger building within the background. In general, the materials would be acceptable with brick and safety rails sympathetic to the main building. Additionally, the ramp would provide public benefits by improving accessibility.
- 7.12 The repositioning of the building would not impact the street character given the setback from the highway. As noted earlier in Section 3 of the report, the building would be approximately 0.7m closer to the southern boundary with No.16 St Catherines Road. The building would still however be set in a minimum of 3m from this side boundary. Vegetation would remain on the boundary and overall, this slight variation in the position is considered acceptable along the street scene.

- 7.13 The proposal also has included some changes to the landscaping. Limited detail on the landscaping had been provided within the original permission (ref. 6039/APP/2021/3465). However, a planning condition was attached (condition 5 - landscaping) which required these details prior to commencement. These details have been discharged on the 21 February 2025 (ref. 6039/APP/2025/392).
- 7.14 Under the original approved application, the site included two car parking spaces onsite and the bin store over on the southern boundary. One of the car parking spaces would be sacrificed to accommodate the proposed disabled parking space and new access ramp. The bin store is also proposed to be repositioned closer to the building with a gravel paving area situated towards the northern side of the building. Whilst limited soft landscaping was secured, the existing trees along the site boundary were protected. This ensures that the site would continue to have a leafy appearance along the street. The proposed re-siting of the fire exit door on the elevation would have a negligible impact.
- 7.15 Overall, the design changes proposed from the original planning permission granted are modest and would not unduly impact on the overall character, appearance or design quality of the development. The development would be in accordance 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 2 - Development Management Policies (2020), Policies D3 and D4 of the London Plan (2021) and the National Planning Policy Framework (2024).

Residential Amenity

- 7.16 Policies DMH 5, DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) seek to ensure a satisfactory relationship with adjacent dwellings with no unacceptable loss of outlook, amenity, daylight and sunlight to neighbouring occupiers.
- 7.17 The impact of the proposal on residential amenity was fully assessed under planning permission ref. 6039/APP/2021/3465. A summary of the assessment is shared below for ease of reference and is relevant in this instance considering the minor amendments:
- 7.18 *“The site is located within a predominantly residential area, bordered by housing on St Catherines Road, Bury Street, and Standale Grove. The proposed development is set back from neighbouring properties, maintaining appropriate separation and reducing visual impact.*
- 7.19 *The building features a pitched roof, with its highest point in the centre of the site and lower heights near the boundaries. While larger in footprint than the existing structures, screening from a 2-metre-high fence and mature trees would mitigate concerns of overbearing impact, overshadowing, or overlooking. The design also angles the bulk of the building towards the site’s centre, further reducing its visibility from neighbouring properties.*

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- 7.20 *The structure will provide storage for a scout group and a local charity. Given its use, location, and scale, it is not expected to harm residential amenity. However, to prevent disturbance, a condition will restrict use beyond 22:30 PM. Subject to this condition, the proposal aligns with Policy DMHB11 of the Hillingdon Local Plan (2020).” (extracted from original planning report ref. 6039/APP/2021/3465).*

Amendments considered under this S73 Application

- 7.21 The minor changes proposed under the current s73 application would not cause any additional harm to neighbours’ amenity over and above the original assessment. The site is largely screened along the boundaries with the neighbouring properties. The location of the new access route would be predominantly focussed to the street-facing elevation of the building rather than along the sides of the site. Whilst there is a pathway leading from the emergency exit of the hall, this would be screened from the neighbours by the existing landscaping.
- 7.22 In terms of the slight repositioning of the building towards the southern boundary, this would continue to be set in 3m from this neighbour’s boundary. The repositioning would be approximately 0.7m closer to this boundary than what was previously approved. This would not cause harm to the residents of No. 16 St Catherines Road given the existing landscaping and the distance between the building and the curtilage. There would be no adverse impact on daylight sunlight, outlook or sense of enclosure. As the use has been established on site, it is not considered that noise would be over and above the normal expectation within a residential setting. As was discussed in the paragraphs above, the condition on the original planning permission restricting hours of use at night would ensure that the building is not operating late at night when adjoining residents are more likely to be resting or sleeping. This condition is re-applied to this recommendation and is not proposed to be amended.
- 7.23 Having regard to the above and subject to conditions, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Highways and Parking

- 7.24 Policies T4, T6, T6.2 of the London Plan (2021), DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020) are relevant to the proposed development. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, and in summary, seek to deliver development which is sustainable in transport terms and safeguards highway and pedestrian safety.
- 7.25 Policy DMT 6 states 'Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity.'

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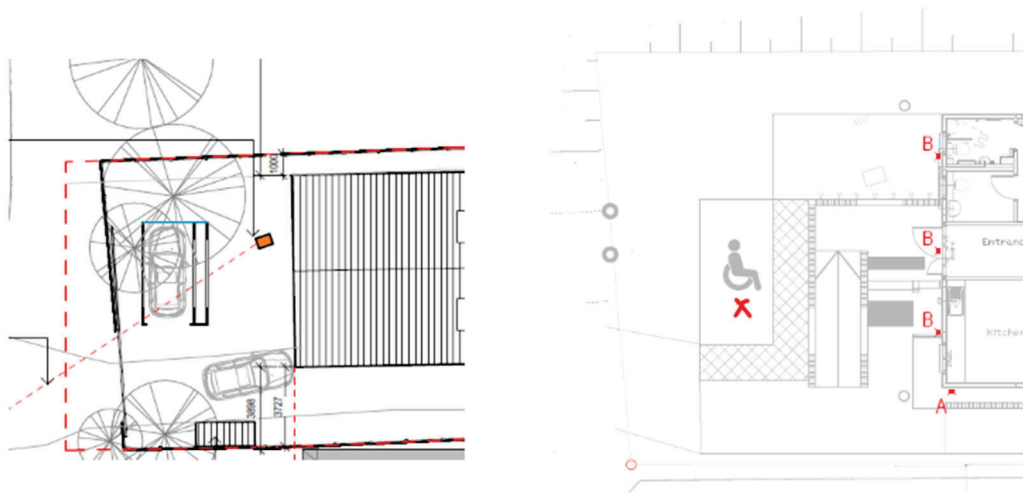
Similarly, the London Plan (2021) seeks to provide adequate parking for new residential development and to avoid harm to highways networks.

- 7.26 The impact of the proposal on the highways and parking was fully assessed under planning permission ref. 6039/APP/2021/3465. The original highway comments assessment is shared below for ease of reference.
- 7.27 *“It is noted that at the appraisal stage of the 2019 permission (6039/APP/2018/4478), there was no specific issue raised with regard to highway related implications pertaining to generated parking levels or traffic generation. It was considered that the proposed activities of the enlarged Scout Hut provision, which consisted of weekday evening gatherings related to Beavers, Cubs and Scouts arranged with projected patronage not exceeding 24 persons per session, would not detrimentally impact on the local residential community. This conclusion was based on predicted drop-off/pick-up mode of attendance causing minimal short-term on-street parking demand which, as highlighted earlier, can be catered for due to the relatively low level of on-street parking levels in the locality.*
- 7.28 *A precedent has therefore been set by the former permission and although this current application raises the established threshold from 24 to ‘up to 40’ scouts attending at any one time, it is still considered that measurable highway/parking related issues are unlikely to result due to the above highlighted reasoning. Based on the original consent, which is a material planning consideration, it is anticipated that the Planning Inspectorate would take a similar view if a related refusal reason was put forward and appealed thereafter.”* (Highway Comments from planning permission ref. 6039/APP/2021/3465).

Amendments considered under this S73 Application

- 7.29 The key change under the current s73 application in highways terms is the alteration of the parking to provide a disabled parking bay. Figure 8 below shows the original approved parking on the left-hand side and the revised parking submitted under the current s73 application on the right-hand side with the parking marked with a red x. Onsite parking originally approved showed space for 2 onsite vehicles. With the inclusion of a fully compliant disabled parking bay, this would be reduced to 1 onsite parking bay.

Figure 8: Shows original parking approved 6039/APP/2021/3465 on the left and the revised parking under current S73 on the right (please note both plans are different scales 1:200 and 1:100 respectfully).



- 7.30 The Highways Officer has been consulted on this amendment and is satisfied that the scheme would not lead to any highway safety or car parking pressures. Given the provision of a suitably located disabled compliant parking bay, it would also ensure that there is an onsite parking bay for disabled persons which is welcomed.
- 7.31 The application has been reviewed by the Highways Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 and DMT 6 and Policies T4 and T6 of the London Plan (2021).

Accessibility

- 7.32 A fundamental part of this s73 application is the proposed accessibility improvements from the original planning permission. These improvements include the provision of an onsite disabled carparking space, accessible ramp and wheelchair accessible toilet.
- 7.33 The proposal has been reviewed by the Council's Accessibility Officer and no concerns are raised. The application seeks to improve the accessibility of the new scout hut in line with Equality requirements. The inclusion of a ramp up to the entrance door and disabled parking is therefore welcomed and would ensure that the scout hall facility is accessible to all.

Trees and Landscaping

- 7.34 Policy DMHB 14 advises that all development will be expected to retain or enhance existing landscaping, trees, biodiversity or other features of merit.

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- 7.35 It is noted that the full application secured details of landscaping by condition 5. Condition 5 has been discharged under permission ref. 6039/APP/2025/392. However, due to the proposed amendments with the inclusion of the accessible entrance, these details have been updated. The Trees Officer has also been consulted regarding the proposed changes. It is acknowledged that a marginal area of ramp would be within the Root Protection Area. However, the Trees Officer concluded that this would be acceptable and would not cause detrimental harm to the tree in question.
- 7.36 Notwithstanding the above, the application would still require tree protection measures which would be secured by a compliance condition (condition 3). These details have been reviewed by the Trees Officer who is satisfied with the overall content.
- 7.37 Overall, the proposed development would comply with Policy DMHB 14 of the Hillingdon Local Plan, Part 2 (2020) and condition 3 has been amended to ensure that the approved details are built out and maintained accordingly.

Biodiversity Net gain

- 7.38 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It became mandatory for small sites on 2 April 2024. Developers must deliver a BNG of at least 10%. This means a development will result in more or better-quality natural habitat than there was before development. The landowner is legally responsible for creating or enhancing the habitat and managing that habitat for at least 30 years to achieve the target condition.
- 7.39 Where the original permission which the section 73 relates to, was granted before 12 February 2024, BNG does not apply. The original application was granted on 13 March 2022. Therefore, the BNG requirements are not applicable.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal. The proposal would improve accessibility to the scout hall.

Local Finance Considerations and CIL

- 8.3 The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. The Hillingdon CIL charge is in addition to the Mayoral CIL charge of £60 per square metre. CIL rates are index linked. The proposal involves the erection of the building for a community use that is exempt from Hillingdon CIL charges and therefore is not CIL liable if planning permission is granted.

9 Conclusion / Planning Balance

- 9.1 Overall, the changes to the access arrangements, positioning changes and the landscaping of the site are considered minor material amendments that would not adversely impact the overall design, neighbouring amenity, parking pressures or the wider landscaping of the site. The addition of the access ramp to the front of the approved scout hut would be in line with policy requirements. The additional tree and landscaping details are acceptable. The development would be acceptable in highway and amenity terms.
- 9.2 Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

6039/APP/2024/3226

Appendix 1: Recommended Conditions and Informatives

Conditions

1. COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from 13 March 2022.

REASON

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

2. COM4 Accordance with Approved Plans

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

AB001 Site Location Plan
23/18SCR/101D - Site Plan - General Layout
23/18SCR/02C - General Arrangements
23/18SCR/03B - Accessibility
52- 69249-SHEET1 Rev A
52-69249-SHEET2 Rev B
52-69249-SHEET 3 Rev B

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

REASON

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

3. COM8 Tree Protection

The development should be carried out in accordance with the Arboricultural Report and Tree Protection Plan prepared by Ralph Parks Limited (received on 10-03-25).

REASON

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

4. COM10 Tree 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.

5. COM9 Landscaping (car parking & refuse/cycle storage)

The hard and soft landscaping and maintenance shall be carried out in accordance with the details approved under planning permission reference 6039/APP/2025/392 dated 21 February 2025 and any additional layout changes approved under this planning permission specified in the following drawings/documents:

23/18SCR/101B, 23/18SCR/02C and 23/18SCR/03B

Planting and Maintenance Schedule dated October 2024, including drawing no. 18/SC/2711/2

043125-00019 Lighting Layout Proposal External Lighting

043125-00019 Isolines Drawing - 1 Lux Minimum External Lighting

BW79_X023_D74T_EN

043125-00019 R0

S651_X799_004_I19B_EN

S659_X799_004_I23B_EN

Cover Letter 'Supporting Info for conditions'

The landscaping shall be 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 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

6. COM22 Operating Hours

The premises shall not be used except between:-

09:00 to 22:30, Mondays - Fridays

09:00 to 20:00 Saturdays, Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

Informatives

1. I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

Appendix 2: Relevant Planning History

- 6039/APP/2018/4478 18 St Catherines Road Ruislip
Demolition of four existing storage buildings and erection of single storey scout hut building and separate storage unit to the rear
Decision: 26-04-2019 Approved
- 6039/APP/2021/3465 2nd/9th Ruislip Scout Group 18 St Catherines Road Ruislip
Removal of derelict scout hut and storage unit to facilitate the erection of a replacement single storey scout hut building.
Decision: 13-03-2022 Approved
- 6039/APP/2024/1642 2nd/9th Ruislip Scout Group 18 St Catherines Road Ruislip
Details pursuant to the discharge of Conditions 3 (Construction Work) and 5 (Landscaping) of planning permission ref: 6039/APP/2021/3465 dated 13-03-2022 for Removal of derelict scout hut and storage unit to facilitate the erection of a replacement single storey scout hut building.
Decision: 20-12-2024 Refused
- 6039/APP/2025/392 2nd/9th Ruislip Scout Group 18 St Catherines Road Ruislip
Details pursuant to the discharge of Conditions 3 (Tree Protection) and 5 (Landscaping) of planning permission ref: 6039/APP/2021/3465 dated 13-03-2022 for Removal of derelict scout hut and storage unit to facilitate the erection of a replacement single storey scout hut building.
Decision: 21-02-2025 Approved

Appendix 3: List of Relevant Planning Policies

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D8 (2021) Public realm