

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

| | |
|--------------------------------|----------------------------|
| Case Officer: Mike Kemp | 12298/APP/2025/1001 |
|--------------------------------|----------------------------|

| | | | |
|-------------------------|-------------------|--|-------------------|
| Date Application Valid: | 06/06/2025 | Statutory / Agreed Determination Deadline: | 10/10/2025 |
| Application Type: | Full | Ward: | Charville |

Applicant: **Mr Sarabjit Ahluwalia**
Site Address: **Mead House, Mead House Lane, Hayes, UB4 8EW**

Proposal: **Change of use from health care use to supported living accommodation (Use Class C2) with ancillary offices and facilities**

Summary of Recommendation: **GRANT planning permission subject to section 106 legal agreement and conditions**

Reason Reported to Committee: **Required under Part 1 of the Planning Scheme of Delegation (Major application recommended for approval)**



Summary of Recommendation:

GRANT planning permission subject to the completion of a satisfactory section 106 legal agreement to secure the heads of terms set out below, and subject to the conditions as set out in Appendix 1.

Section 106 Legal Agreement Heads of Terms:

It is recommended that delegated powers be given to the Director of Planning and Sustainable Growth 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) To safeguard the use of the building for use as care accommodation including details of the level of care provided.
- ii) Air Quality Mitigation contribution of £18,301.
- iii) London Healthy Urban Development Unit (HUDU) financial contribution of £36,922 to fund enhanced or new health facilities within the London Borough of Hillingdon.
- iv) A financial contribution of £10,000 for new, enhanced or improved access to open space within the London Borough of Hillingdon.

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 wording of the heads of terms, the proposed Legal 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 and Sustainable Growth), delegated authority be given to the Director of Planning and Sustainable Growth to refuse planning permission for the following reason:

The applicant has failed to mitigate the impacts posed by the proposed development (in respect of air quality, safeguarding the use of the accommodation for use as care accommodation, health facilities and public open space). The scheme therefore conflicts with Policies DMCI 7 of the Hillingdon Local Plan: Part 2 (2020); the adopted Planning Obligations

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press

Supplementary Planning Document (2014); Policy DF1 of the London Plan (2021); and paragraphs 56-58 of the National Planning Policy Framework (2024).'

E) That if the application is approved, that the permission is subject to the Conditions as set out in Appendix 1.

1 Executive Summary

- 1.1 Planning permission sought to change the use of Mead House from its existing use as a health care facility to a Class C2 residential use as supported accommodation. The accommodation would be provided for adults with learning disabilities and mental health needs. A total of 20 living units is proposed across three floors.
- 1.2 The supported living care accommodation proposed on the site would comply with the requirements set out under Policy DMH8 of the Local Plan Part 2 and Policy H12 of the London Plan. A decision was taken by London Borough of Hillingdon Council and the NHS to decommission Mead House and dispose of the Council's freehold interest in the site. The NHS services previously provided on the site have since been located elsewhere in the borough. The loss of the building as a community healthcare facility is therefore considered acceptable as this is now deemed to be surplus to requirements and there would be no conflict in relation to Policy DMCI 2 of the Local Plan Part 2.
- 1.3 Only minor external alterations are required to the building, which are limited to alterations to window/door openings. The conversion of the existing building to a residential use, alongside the development of small-scale ancillary structures on a previously developed site would not conflict with Green Belt Policy as set out within the Local Plan, London Plan and the NPPF 2024.
- 1.4 The introduction of the use would not impact adversely on the amenity of any surrounding residential occupiers and appropriate amenity provision would be afforded to future occupiers of the residential accommodation. Parking provision would be reduced on the site in line with operational needs, this would equate to an overall reduction in vehicle movements. It is considered that the development would not impact adversely on highway safety or amenity.
- 1.5 The proposal is acceptable and would be consistent with the National Planning Policy Framework, The London Plan, and Hillingdon Local Plan and is therefore recommended for approval subject to the conditions set out in Appendix 1 and Section 106 Heads of Terms detailed above.

2 The Site and Locality

- 2.1 The site comprises Mead House, a three-storey building located within a mainly residential area of Hayes. The building was previously used by the NHS as a

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press

Community Resource Centre providing mental health services and was last used as a COVID 19 vaccination centre. The building is currently vacant. The site contains parking to the front and is accessed via Hayes End Road. The site includes large garden area located to the rear of the main building and contains several mature trees subject of a Tree Preservation Order (TPO). The whole of the site lies within the parameters of the Metropolitan Green Belt. The site does not lie within a Conservation Area or Area of Special Local Character.

- 2.2 The adjoining site to the east consists of three, two storey buildings which function as residential Class C2 assisted living uses. The land to the south of the site on the opposite side of the adjoining access road is used for commercial storage. Existing development to the southwest comprises two-storey housing of a suburban character. The site adjoins the edge of the Hayes Park site which is associated with three Grade II* listed buildings constructed in the 1960's as laboratories for Heinz UK but have been vacant since September 2020. Planning permission was granted in August 2024 to convert the buildings into a residential use to provide 124 residential flats (Use Class C3). Mead House Lane located to the west of the application site serves as an access to Hayes Park, whilst the land to the west of Mead House Lane consists of an area of open paddock land. There are residential dwellings located to the north of the site beyond a small area of woodland. There is a public right of way between the woodland and the residential properties to the north of the site connecting Mead House Lane and Balmoral Drive.

Figure 1: Location Plan (application site edged red)

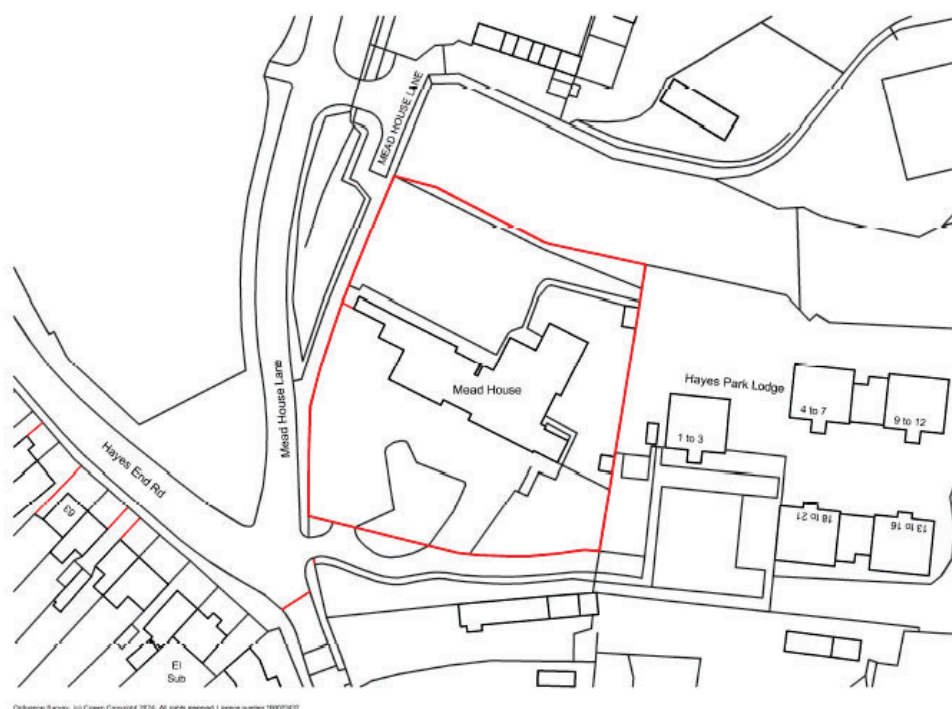


Figure 2: Site Photographs of Mead House



View of Front Elevation of Mead House



View towards Mead House from Hayes End Road

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press



West (side) and north (rear) elevations of Mead House including amenity space to the rear of the building.

3 Proposal

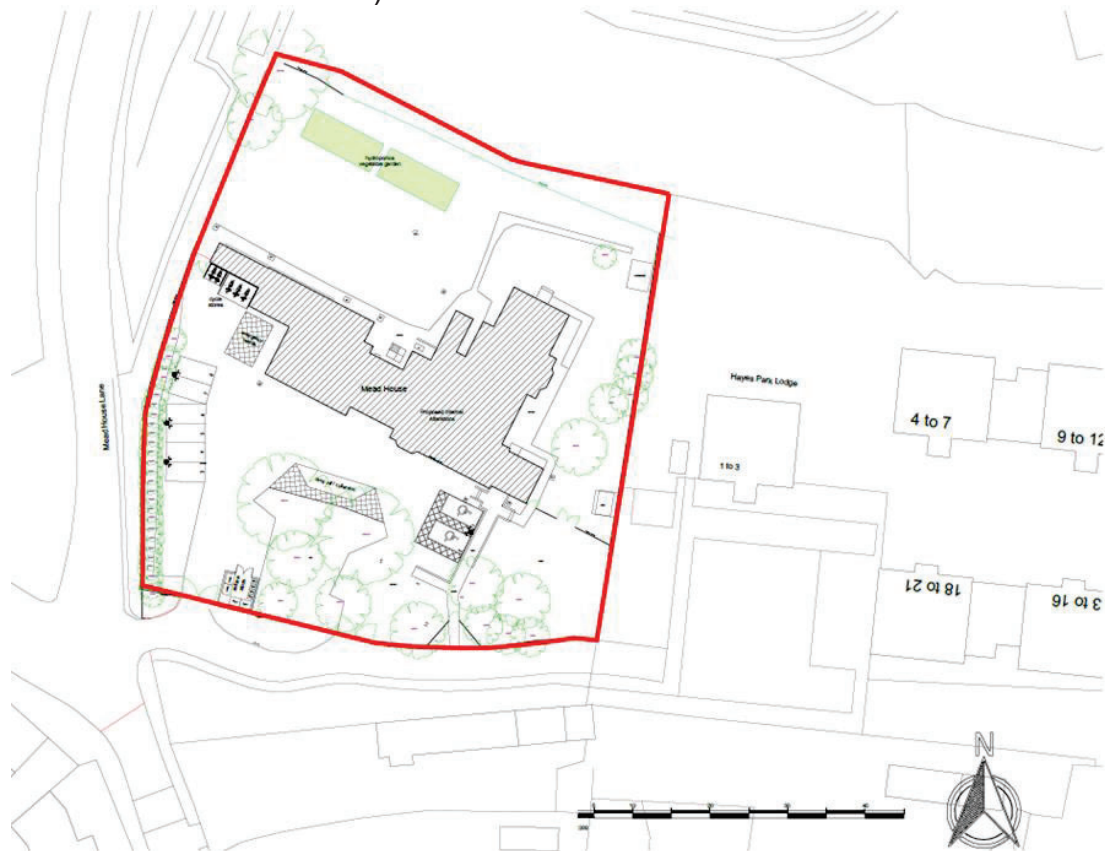
- 3.1 Planning permission is sought to change the use of Mead House from the existing use as a health care facility to a Class C2 residential use as supported accommodation. The accommodation would be provided for adults with learning disabilities and mental health needs. A total of 20 living units are proposed across three floors. Each room would be en-suite but would not include the provision of kitchen areas and living space. Communal facilities are proposed at ground floor level which include living areas, a kitchen and dining space. A therapy room is also proposed, alongside a reception area located in the south east corner of the building and staff office. Residents would have access to the large rear garden. Amendments have been made during the planning process to ensure that ensuite assisted bathrooms are provided at ground floor level to rooms 1 and 2 to ensure compliance with M4(3) accessibility standards.
- 3.2 No extensions are proposed to the building, with the only external changes being to block up existing openings or add additional window/door openings where this corresponds to internal changes to the layout. Alterations are proposed to the parking area located to the front of the building, which include a new layout of parking, with car parking reduced to four spaces, including two disabled parking

Hillingdon Planning Committee – 2nd October 2025

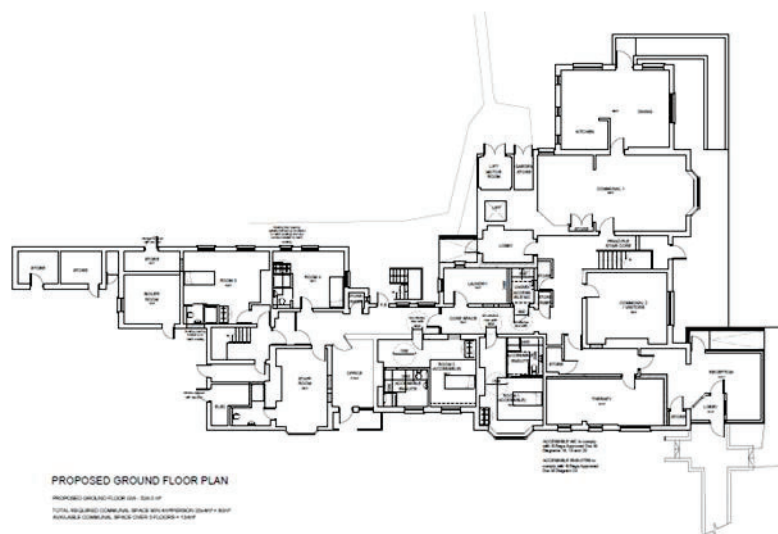
PART 1 – Members, Public & Press

spaces alongside a drop-off/collection space. A refuse and cycle store are proposed to the front of the building.

Figure 3: Proposed Plan (please note – larger version of plan can be found in the Committee Plan Pack)



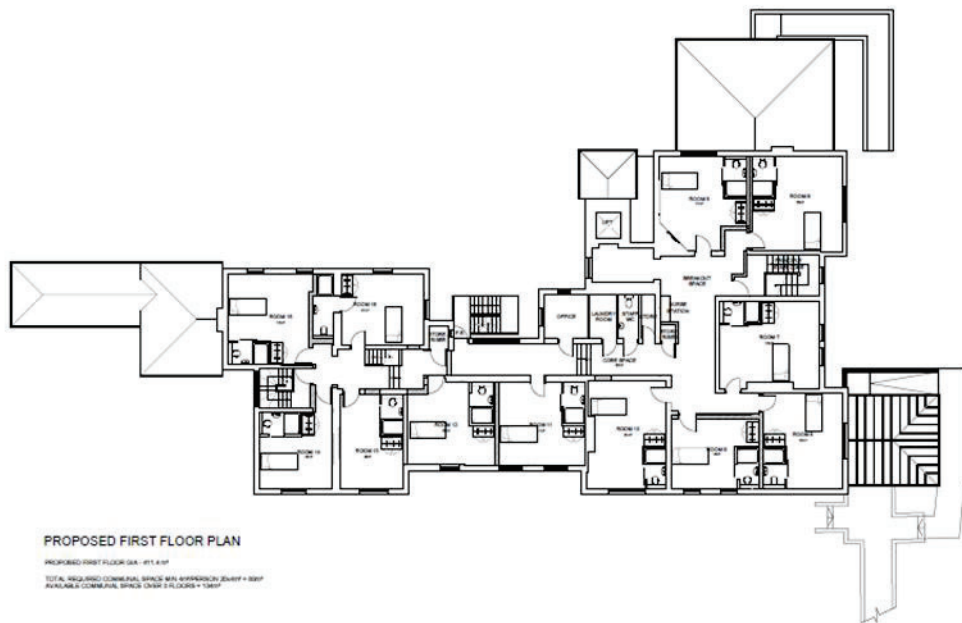
Proposed Site Plan



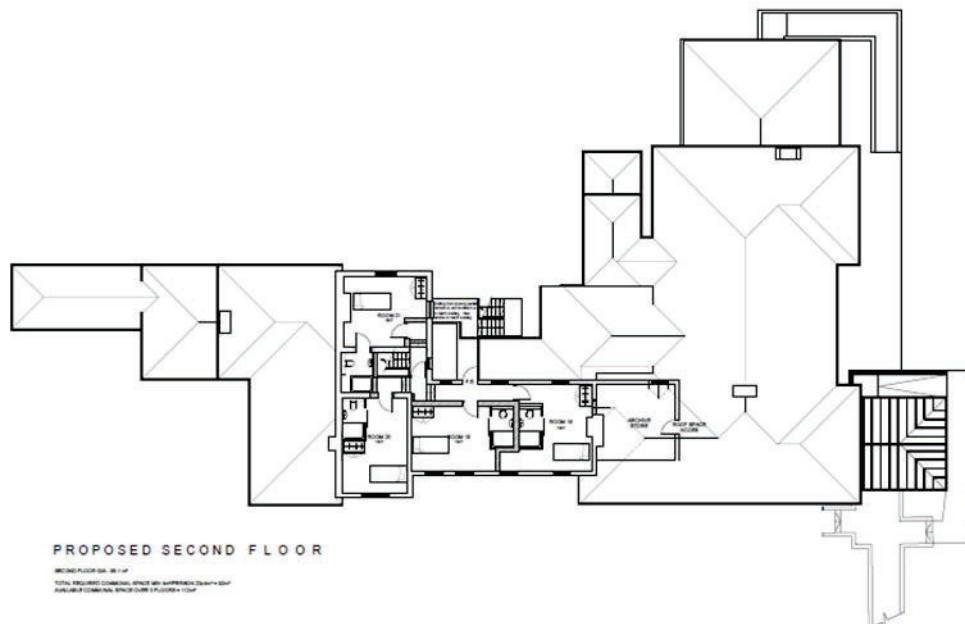
Proposed Ground Floor Plan

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press



Proposed First Floor Plan



Proposed Second Floor Plan

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press

4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 Mead House was previously used as a residential institution until planning permission was granted in 1994 to use the building as a client day centre (12298/A/94/1513). Planning permission has been granted since its conversion for minor single storey extensions.
- 4.3 A prior approval application was submitted in 2024 (12298/APP/2024/2599) to convert the building to 16 residential studio flats. This application was withdrawn as it was identified that a restrictive condition placed on planning application 12298/A/94/1513 prevented the use of the building for other purposes than as a client day centre and planning permission was therefore required to use the building for residential accommodation.

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 A total of 14 surrounding occupiers were consulted directly regarding the proposed development. Site notices were also placed in four locations surrounding the site.
- 6.2 Following the expiry of the consultation period no representations have been received from members of the public.
- 6.3 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 |
|---|--|
| <u>Highways Authority</u> The Transport Statement concludes that the revised trip generation of 4–8 daily movements is negligible in transport terms and represents a significant reduction from the previously assumed 78 daily | Comments are noted and are addressed in Sections 7.27 to 7.34 below. |

| | |
|---|---|
| <p>movements, which were based on incorrect assumptions.</p> <p>The HA acknowledges that:</p> <ul style="list-style-type: none"> • The proposed use is less intensive than the previous Class E use. • The revised scheme will likely result in fewer daily vehicle trips. • The inclusion of EV charging and cycle storage supports sustainable travel objectives. <p>Therefore, the HA concludes that the proposal will result in a further reduction in vehicle trip generation relative to the previous proposal and the existing use. It is not expected to exacerbate congestion, create parking stress, or raise highway safety concerns.</p> <p>Conditions are recommended which include the submission of a Travel Plan, the requirement that all parking bays are fitted with EV charging, the provision of cycle parking for all staff and the submission of a car parking management plan.</p> | <p>Relevant conditions are attached to ensure that parking is laid out in accordance with the approved layout alongside the submission of details relating to cycle parking, waste storage, the provision of EV charging points, and the submission of a travel plan.</p> |
| <p><u>Contaminated Land Officer</u></p> <p>No objection subject to a condition requiring that if contamination is identified during the course of works that an investigation and risk assessment and if remediation is necessary, a remediation scheme and verification report is submitted to the Council for approval in writing before first use of the building.</p> | <p>The advice is noted, and the recommended condition is included within the list of recommended conditions.</p> |
| <p><u>Environmental Health (Noise)</u></p> <p>Given the nature and context of the proposed development apparent from the information provided noise and vibration are unlikely to be a material planning issue.</p> | <p>The advice is noted.</p> |
| <p><u>Planning Policy</u></p> <p>It has been confirmed that the proposed Use Class is C2 and that a high level of care will be provided to residents. On this basis, affordable housing would not be sought.</p> | <p>The comments relating to affordable housing are noted and are addressed in Section 7.7 below.</p> |

| | |
|--|--|
| <p><u>Thames Water</u></p> <p>Thames Water have advised that an informative is attached to any permission stating that a Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer.</p> <p>Thames Water advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.</p> <p>Thames Water would advise that with regard to waste water network and sewage treatment works infrastructure capacity there would be no objection based on the information provided.</p> | <p>The submitted comments are noted and the suggested informative has been included within the list of recommended informatives.</p> |
| <p><u>Local Lead Flood Authority</u></p> <p>This application has sufficiently demonstrated the use of the London Plan's drainage hierarchy; no objections are raised subject to the submission of confirmation of whether permeable surfacing will be implemented to the external areas as part of the development should be provided and associated details.</p> | <p>The comments are noted, and the suggested condition is attached as recommended.</p> |
| <p><u>Waste Management Officer</u></p> <p>Hillingdon Council is not a wheeled bin borough so developer should plan to input 1x extra 1100L bin rather than 4 x wheelie bins. Bin enclosure should be designed within 10m of collection point. Path between collection point and binstore must be flat, 2m wide and have a gradient less than 1.2</p> | <p>Comments are noted. There is sufficient space to provide 1x extra 1100L bin. Details of final bin storage would be secured by planning condition. The site gradient is flat and would not be altered.</p> |
| <p><u>Air Quality Officer</u></p> <p>The proposed development is located outside the LBH Air Quality Management Area and within the catchment area of Uxbridge Road Focus Area, bringing additional traffic emissions which will contribute to detriment of local air quality. The</p> | <p>The applicant has confirmed agreement to the required financial contribution of £18,301. This is</p> |

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press

| | |
|---|--|
| <p>proposed development is not Air Quality Neutral for transport emissions and the total emissions associated with these activities need to be mitigated.</p> <p>The level of mitigation required to the proposed development for traffic emissions is £20,334. Once all deductions were applied, the remaining value of mitigation due is £18,301. This should be secured through a Section 106 agreement.</p> | <p>included in the Heads of Terms listed to be secured.</p> |
| <p><u>Access Officer</u></p> <p>No objection following the submission of amended plans to provide accessible toilet facilities and the provision of en-suite bathroom layouts for rooms 1 and 2 at ground floor level.</p> | <p>Comments following submission of amended plans are noted.</p> |
| <p><u>Metropolitan Police</u></p> <p>No response received following consultation</p> | <p>The development is not considered to present an increased risk of crime and subject to appropriate measures relating to on-site care provision, it is considered that the future occupiers would not be placed at undue risk of crime.</p> |
| <p><u>London Fire Brigade</u></p> <p>No response received following consultation</p> | <p>The submitted Fire Strategy is considered to set out appropriate measures to manage fire risk on site. Condition 3 requires that the development is carried out in accordance with the measures set out within the submitted Fire Strategy.</p> |

7 Planning Assessment

Principle of Care Use

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press

- 7.1 *Policy DMH 8 of the Local Plan states that:*
- A) The development of residential care homes and other types of supported housing will be permitted provided that:*
- i) it would not lead to an over concentration of similar uses detrimental to residential character or amenity and complies with Policy DMH 4: Residential Conversions.*
 - ii) it caters for need identified in the Council's Housing Market Assessment, in a needs assessment of a recognised public body, or within an appropriate needs assessment and is deemed to be responding to the needs identified by the Council or other recognised public body such as the Mental Health Trust;*
 - iii) the accommodation is fully integrated into the residential surroundings; and*
 - iv) in the case of sheltered housing, it is located near to shops and community facilities and is easily accessible by public transport.*
- B) Proposals for residential care establishments which fall under Use Class C2 must demonstrate that they would provide levels of care as defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).*
- 7.2 Policy H12 of the London Plan states that the delivery, retention and refurbishment of supported and specialised housing which meets an identified need should be supported. This includes accommodation for disabled people (including people with physical and sensory impairments and learning difficulties) who require additional support or for whom living independently is not possible and accommodation (short-term or long-term) for people with mental health issues who require intensive support.
- 7.3 The applicants Planning Statement outlines that the accommodation would be provided for adults of varying age who live with learning disabilities, autism, and associated physical and sensory disabilities. It is intended that the accommodation would offer occupiers with increased opportunities for independent living, albeit with 24hr on site support staffing available. The level of care would be dependent on needs of the individual residents. It is proposed that there will be six full-time day staff, with an on-call manager and 3 administrative staff. It is proposed that there will be 4 staff working on the night shift with an on-call duty manager. Daily assistance will be provided which includes, but is not limited to, personal care, meal preparation, medication administration, scheduled accompanied community outings, cleaning and Positive Behavioural Support (PBS) interventions. The applicants (Reliant Healthcare) are established as a care operator and are registered with the Care Quality Commission (CQC). The applicant is understood to operate another care accommodation scheme on a smaller scale at Church Road, Hayes as well as comparable care use at Rayners Lane in Harrow. The level of care to be provided is considered to fall within the definition of care as set out defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 7.4 On-site facilities include the provision of kitchen/dining spaces and communal spaces that would be used for various activities. A further room is proposed for

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press

use as therapy space. Revisions were made to the proposed floor plans to increase the provision of communal amenity space to address concerns regarding the under provision of internal amenity space, which resulted in a reduction in the number of rooms provided from 23 to 20 rooms. The Planning Statement outlines that the care provision model includes activities for residents, psychotherapy/psychology, therapy and a conversation café for resident interaction and conversation.

- 7.5 Officers are satisfied that the use would be fully integrated into the residential surroundings. There is reasonable separation between most of the site and the surrounding residential uses, and the site was historically used as a residential institution until 1995 namely as a homeless hostel. It is understood that the adjoining buildings (Hayes Park Lodge) are in use as supported living accommodation with 20 flats provided for adults with mental health needs. This is however understood to be the only building falling under a similar use within the surrounding area and the development would not lead to an over-concentration of similar uses.
- 7.6 There are a range of local services and facilities in the immediate area (within 1km) of the site including convenience retail, a small supermarket and a GP surgery. There are bus stops within 500 metres of the site on Uxbridge Road which benefit from regular services to several locations including Uxbridge, Southall, Ruislip and Hounslow.
- 7.7 Accounting for the level of care set out within the Planning Statement, it is accepted that the use of the building would fall within use Class C2 and therefore the development would not trigger a requirement to provide affordable housing either on site or make a financial contribution towards off-site delivery.
- 7.8 To ensure that the development provides suitable accommodation, it is required that the applicant enters into a Section 106 legal agreement which secures that the level of care provided aligns with the requirements set out in Policy DMH 8 of the Local Plan Part 2 and Policy H12 of the London Plan relevant to this form of accommodation and is consistent the level of care stated within the applicant's Planning Statement. The restrictions are also necessary to ensure that appropriate controls are maintained in relation to the use of the building to ensure appropriate management of the site in the interests of protecting the amenity of existing occupiers and future residents of the accommodation.
- 7.9 Subject to these matters being secured through a Section 106 agreement the development is considered to comply with Policy DMH 8 of the Local Plan Part 2 and Policy H12 of the London Plan.

Loss of Healthcare Use on Site

7.10 Mead House was used until 2023 as a hub centre for adult mental health care in partnership with the NHS and Hillingdon Borough Council. The site was also recently used as a vaccination centre during the Covid-19 pandemic. Hillingdon Borough Council have since sold the site, and the building is vacant and no longer used for any form of care use. Proposals involving the loss, or partial loss, of community infrastructure will need to comply with the criteria set out in Policy DMCI 1 of the Local Plan Part 2 Development Management Policies. As clarified in the subtext to this policy health facilities fall into this category.

7.11 Policy DMCI 1 of the Local Plan Part 2 states that:

Proposals involving the loss of an existing community facility will be permitted if:
A) the specific use is no longer required on-site. In such circumstances, the applicant must provide evidence demonstrating that:

i) the proposal would not lead to a shortfall in provision for the specific use within the local catchment area;

ii) there is either no demand for another suitable social infrastructure use on-site, or that the site/premises is no longer appropriate for social infrastructure uses; and

iii) any replacement/relocated facilities for the specific use provides a level of accessibility and standard of provision at least equal to that of the existing facility.

B) the activities carried out are inconsistent and cannot be made consistent with acceptable living conditions for nearby residents; and

C) the redevelopment of the site would secure an over-riding public benefit.

In a similar vein Policy S1 (F) of the London Plan states that development proposals that would result in a loss of social infrastructure in an area of defined need as identified in the borough's social infrastructure needs assessment required under Part A should only be permitted where:

1) there are realistic proposals for re-provision that continue to serve the needs of the neighbourhood and wider community, or.

2) the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure and facilities to meet future population needs or to sustain and improve services.

7.12 A decision was taken by the NHS to decommission the site; this is understood to have involved the relocation of the on-site GP surgery to Wood Lane Medical Centre in Ruislip in the interests of providing a higher quality facility and service provision. A decision was taken by London Borough of Hillingdon Council to dispose of their freehold interest in Mead House at the Councils cabinet meeting held on 15th February 2024. The site has since been sold to the applicants (Reliant Healthcare). Accounting for the decision taken by the NHS it can be reasonably considered that the existing use is no longer required on site. The reprovision of healthcare use within the Borough has been implemented by the NHS in line with their assessment of local healthcare needs. It can therefore be accepted that there is no longer a requirement for a healthcare use on the site as these uses have been relocated within the borough to a level which the NHS consider to be to an appropriate standard equivalent or higher standard than previously provided on

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press

the site. The proposals are therefore considered to not conflict with DMCI 1 of the Local Plan Part 2.

Greenbelt Impact

- 7.13 The site is located within the Metropolitan Green Belt and therefore must be assessed against the relevant policy provisions set out in the NPPF, which are similarly reflected in the relevant Local Plan and London Plan Policies.
- 7.14 Mead House is of permanent and substantial construction and its conversion to a residential use would be permissible in line with the provisions of Paragraph 154 of the NPPF. No extensions are proposed to the building. Very minor development is proposed within the curtilage area surrounding Mead House, this includes works within the car parking area, associated with the remodelling of the car park and the erection of small structures, including a cycle store and bin store. The development would be carried out on previously developed land contained within the site and the erection of these small ancillary structures would not harm the openness of the green belt or otherwise conflict with Policies DMEI 4 of the Local Plan; and Policy G2 of the London Plan, which replicate the protections afforded to the Green Belt within the NPPF.

Design and Heritage Impact

- 7.15 No extensions are proposed to the building, with the only external changes being to block up existing openings or add additional window/door openings where this corresponds to internal changes to the layout. The changes do not significantly impact upon the appearance, design or architectural integrity of the building. As noted in the above section of this report, ancillary structures are proposed within the existing car park to the front of the building, namely bin and cycle stores. Details of these structures would need to be secured by planning condition; however these are small structures and subject to the design of the structures being secured by condition, their siting and scale is considered appropriate. Specific details of proposed landscaping would also be sought by planning condition in order to ensure that the areas surrounding the building relate appropriately to the character and appearance of the surrounding area.
- 7.16 The development is therefore considered to comply with Policies D1, D3 and D4 of the London Plan (2021); Policies DMHB 11 and DMHB 12 of the Local Plan Part 2; and the NPPF 2024.
- 7.17 The Grade II* listed buildings at Hayes Park are located approximately 220 metres to the north of the site, although the site is not visible from the north owing to the presence of existing buildings and adjoining trees and vegetation. Pringwell House and the adjoining boundary walls lie approximately 65 metres to the south of the site but are separated from the application site by adjoining development.
- 7.18 In line with Paragraph 212 of the NPPF 2024 consideration must be given to the impact of a proposed development on the significance of this designated heritage asset and great weight should be given to the asset's conservation (and the more

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press

important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. This requirement is similarly reflected within Policy DMHB 1 of the London Plan.

- 7.19 Accounting for the very limited scope of external works, in addition to the separation distance and presence of intervening adjoining development, trees and vegetation it is considered that the development would preserve the setting of the adjoining listed buildings and would not result in harm to the significance of these heritage assets.

Residential Amenity

- 7.20 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.21 The Mead House site is detached from the nearest surrounding residential dwellings. The existing residential development to the north of the site is located approximately 50 metres from the main building and sits the other side of a dense area of tree cover.
- 7.22 A Daylight and Sunlight Assessment has been submitted which demonstrates that all the proposed habitable rooms within Mead House would achieve daylight and sunlight performance exceeding the minimum BRE requirements.
- 7.23 As the proposal is for a care home, there are no relevant internal or external amenity space standards, however, as a form of residential accommodation, it is nonetheless important to ensure that the resultant development would provide a high quality of living space for future residents. The proposed bedrooms would measure between 18 and 25sqm in floor area. Communal spaces would be provided within the building which include kitchen, dining and living areas. In total 112sqm of communal amenity space would be provided. This has been increased from 70sqm as shown on the originally submitted plans through amendments to the internal layout, including the repositioning of the therapy room and removal of 2 ground floor bedrooms. Residents would also have access to a large area of garden space located to the rear of the building. The quantity and quality of internal and external amenity space is therefore considered to be acceptable.
- 7.24 There are existing residential dwellings approximately 60 metres away from the main building located on Hayes End Road. The nearest residential uses are located to the east of the site, which are also used for a care use. There would be approximately 19 metres between the main building of Mead House and the nearest building within this site. No extensions are proposed which may otherwise impact on daylight/sunlight or outlook to any of the neighbouring residential uses. With the exception of one additional opening at second floor level, the proposals seek to utilise existing window openings and accounting for the separation distances to neighbouring properties, dense intervening tree cover and the

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press

position of the first and second floor windows, it is considered that the introduction of the residential uses would result in a loss of privacy to the amenity of the surrounding residential uses. Whilst the residential use of the building differs from its former use as a health centre, the introduction of a residential use is not considered to impact negatively on the amenity of surrounding residential uses. There is a relatively significant separation to the surrounding residential uses to the south west and north of the site. The building was also historically used as a residential institution.

- 7.25 Accounting for the above considerations the development would provide appropriate standards of amenity for future occupiers and would not adversely impact on the amenity of existing residential occupiers. The development would therefore comply with Policy DMHB 12 of the Local Plan.

Fire Safety

- 7.26 The application is accompanied by a Fire Safety Statement prepared by a suitably qualified third-party assessor; this is considered to set out appropriate measures relating to the management of fire risk and how the risk to future occupiers would be managed. Consultation responses have been sent to the London Fire Brigade; however, no responses have been received. Recommended Condition 3 requires that the development shall be carried out in accordance with the submitted Fire Safety Statement. It is considered that the development would comply with Policy D12 of The London Plan (2021).

Transport

- 7.27 There are 32 parking spaces provided at present to the front of the site, this includes 2 disabled parking bays. The section of Hayes End Road adjoining the site is not subject of parking controls.
- 7.28 The Councils Local Plan Part 2 - Development Management Policies sets out that parking for residential institutions should be based upon a transport assessment and travel plan.
- 7.29 A total of 8 parking spaces is proposed including 2 disabled parking spaces. A drop off bay is also proposed. The parking spaces would not be used by residents and would for use by staff and visitors only.
- 7.30 The applicants revised Transport Assessment indicates that the proposed scheme based upon TRICS trip rates would be expected to generate an average total of 8 daily vehicle movements. The indicative vehicular trip generation is significantly lower compared with the former use of the site as a health centre (at circa 100 trips per day) and a significant reduction in vehicular activity would be anticipated within the surrounding highway network. The number of vehicle movements and the relatively low number of parking spaces is based upon a high uptake of public transport and active travel which is understood to be the case at other sites operated by the applicant. There are also understood to be measures that would

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press

be implemented for staff to car share. The applicants have stated that it is unlikely that all 8 parking spaces would be used at one time, however the provision of 8 spaces is intended to allow capacity if there are multiple visitors, such as healthcare professionals attending at a single time. To ensure consistency with the trip generation set out within the Transport Statement and the high stated uptake in public transport and active travel, it would be necessary that the applicant prepare a full Travel Plan for submission and this is proposed to be secured by an appropriately worded condition.

- 7.31 In summary the level of parking provision proposed is considered acceptable and the development is likely to have a reduced impact on the local highway network compared with the sites existing use and the development would therefore comply with Policies DMT 1 and DMT 2 of Hillingdon Council's Local Plan: Part 2 Development Management Policies (2020) and Policy DMT 6 in respect of the proposed parking provision.
- 7.32 Policy T6.1 of the London Plan sets out that all residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces. The Transport Statement indicates that EV charging spaces would be provided for all parking spaces which would be secured by planning condition.
- 7.33 A condition is attached to secure the submission and approval of an appropriate Delivery and Servicing Plan to ensure compliance with Policy T7 of The London Plan (2021).
- 7.34 Policy T5 of the London Plan sets out a requirement to provide one long term cycle parking space per 5 full-time equivalent staff and one short term space per 20 bedrooms. In this instance, based on the proposed staffing ratios and number of residents there would be a requirement to provide 4 cycle parking spaces. A total of 10 cycle parking spaces is proposed which exceeds the requirement set out within Policy T5 of the London Plan.

Flooding/Drainage

- 7.35 The application site lies within Flood Zone 1 and is at low risk of flooding. No increase in impermeable surfacing is proposed on the site and the application has been assessed by the consultants on behalf of the Council as Local Lead Flood Authority to not present an increased risk of surface water flooding. A condition is attached requiring that the applicant submit of drainage plan indicating the location of permeable paving, including storage volume, discharge rates and maintenance.
- 7.36 Subject to the provision of an acceptable drainage strategy which would be secured by condition the development is considered to comply with Policy SI 13 of the London Plan.

Trees

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press

- 7.37 The site contains several mature trees that provide an important contribution to the character of the surrounding area, the majority of which are concentrated to the front of the site. The site is covered by a TPO introduced in 1954, which also covers the wider Hayes Park site (TPO 24). The site plan indicates that all the existing trees would be retained. Parking would be provided within the existing area of hardstanding, whilst the proposed site plan has been amended to reposition the cycle and waste stores that were previously sited along the western boundary to reposition these ancillary stores away from the retained trees. No trees would be removed as part of the proposals. A condition is recommended requiring the submission of a Tree Protection Plan. An Arboricultural Method Statement would also be required prior to the commencement of development to ensure that the existing trees are protected during the course of construction works and to ensure that any working within close proximity to the trees to erect ancillary structures or remove or lay additional hardstanding does not compromise the integrity of the retained trees.
- 7.38 Subject to the implementation of these conditions the development would comply with Policy DMHB 14 of the Local Plan Part 2 and Policy G7 of the London Plan.

Ecology

- 7.39 A Preliminary Ecology Assessment (PEA) has been submitted in support of the submitted application which assesses the likelihood that protected species are present on the site. The survey identified that the site offered low to negligible potential to support reptiles, amphibians, invertebrates, badgers or dormice. The PEA did not find evidence of roosting bats on the site. The survey identified that the main building (Mead House) offered moderate potential to support roosting bats and recommended that further survey work be carried out, were works proposed within the roof area. As the development does not include works to the roof of the building it is not considered proportionate to require the submission of further surveys and to instead apply a precautionary informative advising the applicant that in the event that bats are found during the course of the development work should stop immediately and advice should be sought from a suitably qualified ecologist. A European Protected Species Mitigation Licence (EPSML) may be required before works can resume.
- 7.40 Paragraph 6.28 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020) states that it is important that planning decisions are appropriately informed by the right level of survey and information on ecology features. Where appropriate, the Council will require the use of the approved DEFRA biodiversity impact calculator to inform decisions on no net loss and net gain.
- 7.41 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). Developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitats than there were before development.

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press

- 7.42 Much of the site comprises previously developed land and the proposals would not result in any significant habitat loss on site. The application is accompanied by a Biodiversity Net Gain Assessment which identifies scope for enhancing the grassland in the southeast corner of the site from modified grassland to provide moderate neutral grassland. The provision of allotments is also accounted for alongside opportunities to provide new hedgerows or enhance existing hedgerows within the site. The enhancements identified would equate to a net gain of +10.54% in habitat units and +17.31% in hedgerow units. A landscape plan and habitat management plan would be required by planning condition to set out in further detail how the required net gains in biodiversity would be achieved. However, accounting for the context of the site, officers consider that the stated net gain in biodiversity is achievable, and the development would comply with the requirements set out within Schedule 7A of the Town and Country Planning Act 1990

Energy and Sustainability

- 7.43 The development is estimated to achieve a 38% improvement over the existing building in terms of carbon savings. 37% of this would be achieved through measures to reduce energy demand, namely fabric-based improvements including additional insulation and the replacement of windows with high specification double glazing and the installation of energy efficient lighting. The remaining 1% of savings would be achieved through the implementation of renewable energy sources namely the addition of solar panels which could be located on an area of flat roof. The London Plan Energy Assessment Guidance provides a methodology for assessing development classed as major refurbishment, of which the proposed development would fall into this category. It is required that the improvement measures to be undertaken exceed the notional energy performance specification for the existing building. The Energy Statement sets out that a notional improvement of 3% would be achieved. As the development involves the refurbishment of an existing building carbon offsetting payments would not be required.
- 7.44 In summary the development would facilitate improvements to the energy efficiency of the building and would achieve substantial carbon reductions in accordance with the aims of Policy DMEI 2 of the Hillingdon Local Plan Part 2; and Policy SI 2 of the London Plan.

Air Quality

- 7.45 The proposed development is located outside the LBH Air Quality Management Area and within the catchment area of Uxbridge Road Focus Area, bringing additional traffic emissions which will contribute to detriment of local air quality. As per the London Plan, developments need to be air quality neutral as minimum and LBH requires development proposals located in Focus Areas (or that are likely to affect such sensitive areas) to apply a more stringent air quality neutral approach and be air quality positive (LBH Air Quality Local Action Plan 2019-2024), contributing to the reduction of emissions in these sensitive areas. According to LBH Local Action Plan, proposed development with impacts within Focus Areas (or with impacts on FAs) require more stringent air quality neutral procedures and needs to be Air Quality positive, with a total emission mitigation approach.
- 7.46 LBH requires developments to incorporate air quality positive design measures from the outset and suitable mitigation measures to reduce pollution, especially with impacts in areas where the air quality is already poor (LBH Air Quality Local Action Plan 2019-2024), namely Focus Areas. Furthermore, policy DMEI 14 of the emerging London Borough of Hillingdon Local Plan (part 2), requires active contribution towards the continued improvement of air quality, especially if there are any impacts foreseen within the Air Quality Management Area.
- 7.47 The proposed development is not Air Quality Neutral for transport emissions. Further, according to LBH, proposed development within Focus Areas (or with impacts on FAs) needs to be Air Quality positive and further action is required to reduce total emissions produced by its operation. To ensure that the development is air quality positive, a financial contribution of £18,301 will be required for Hillingdon to deliver its Air Quality Action Plan and or implement specific measures on/along the road network affected by the proposal that reduce vehicle emissions and or reduce human exposure to pollution levels. This contribution has been agreed with the applicant and is proposed to be secured through a Section 106 legal agreement.
- 7.48 The development is therefore considered to comply with Policy S1 of the London Plan and Policy DMEI 14 of Hillingdon Council's Local Plan Part 2.

Contaminated Land

- 7.49 A Phase I Geo-Environmental report has been prepared in support of the planning application which identifies that on-site contamination risks associated with historic land uses are likely to be low. The conclusions are supported by the Council's Contaminated Land Officer who has raised no objection to the development subject to a condition requiring that if contamination is identified during the course of works that an investigation and risk assessment and if remediation is necessary, a remediation scheme and verification report is submitted to the Council for approval in writing before first use of the building

Waste Management

- 7.50 The proposals include the provision of a bin store adjacent to the site access which would allow for ease of collection from the roadside. The provision of the store is considered acceptable subject to the provision of plans showing the design of the bin store which would be secured by planning condition. Officers would advise that the developer should plan to input 1x extra 1100L bin rather than 4 x wheelie bins as currently shown as advised by the Councils waste officer. This should be addressed within the final design of the bin storage when details are submitted by way of planning condition. Notwithstanding this, the refuse storage as shown would comply in principle with Policy D6 of The London Plan (2021).

Health Infrastructure

- 7.51 The supporting text to Policy DF1 of the London Plan (Delivery of the Plan and Planning Obligations) explains that the demand for health services in London is increasing due to a growing and ageing population and an increase in complex and long-term health conditions, and as such, across London, developer contributions are used to fund the capital costs of new or expanded primary and community care facilities. This is needed to meet the increasing demand for services which arises from population growth in areas of intensification or growth. Using the London Healthy Urban Development Unit Planning Contributions Model (HUDU Model) allows local planning authorities, in conjunction with Clinical Commissioning Groups and NHS England, to calculate the capital cost of the additional health facilities required to meet the increased demand from developments.
- 7.52 In this instance, whilst it is recognised that the proposed C2 use would provide an element of care, it would primarily be a place where people live and would introduce a high number of residents who may need fairly high levels of care. Additionally, the borough's CIL charging schedule does not allow CIL to be applied to C2 uses or to Changes of Use, and consequently there would be no scope to improve local health services using CIL.
- 7.53 In conjunction with the NHS, the HUDU model has been applied to this development, and a capital contribution of £36,922 towards healthcare facilities would be required to support the additional strain placed on local services as a result of the increase in population. This contribution would be secured as a planning obligation.

Public Open Space

- 7.54 Policy DMCI 4 of the Hillingdon local Plan – Part 2 states that proposals for major new residential development will be supported where they make provision for new open space, or enhancements to existing open space, which meets the needs of the occupiers of the development and contributes to the mitigation of identified deficiencies in the quantity, quality and accessibility of open space. Regard will be had to Hillingdon's local recommended standards of provision for all relevant typologies of open space.

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press

- 7.55 The Council's S106 Obligations Team have reviewed the proposed scheme for 20 single occupancy units and calculated an open space contribution of £10,000 as being required. It is proposed that this be secured via the Section 106 Legal Agreement, should the application be determined for approval.

Planning Obligations

- 7.56 The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful (since 6 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

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

Section 106 Heads of Terms are as follows:

- i) To safeguard the use of the building for use as care accommodation including details of the level of care provided.
- ii) Air Quality Mitigation contribution of £18,301.
- iii) London Healthy Urban Development Unit (HUDU) financial contribution of £36,922 to fund enhanced or new health facilities within the London Borough of Hillingdon.
- iv) A financial contribution of £10,000 for new, enhanced or improved access to open space within the London Borough of Hillingdon.

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

Hillingdon Planning Committee – 2nd October 2025

PART 1 – Members, Public & Press

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.

Local Finance Considerations and CIL

- 8.3 No additional floorspace is proposed and therefore the development would not be liable for CIL.

9 Conclusion / Planning Balance

- 9.1 For the reasons set out in this Committee Report, it is considered that the proposal would comply with the objectives of national, regional and local planning policies and guidance. It is therefore recommended that the application be approved, subject to the imposition of 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

12298/APP/2025/1001

Appendix 1: Recommended Conditions and Informatives

Conditions

1. A1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

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

2. COM4 Accordance with Approved Plans

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

951.P.21.B
951.P.22.B
951.P.23.C
951.P.24.F
951.P.33.E
951.P.34.E
951.P.35.F
951.P36
951.P.37.A
951.P.38.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 Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

- Preliminary Ecological Appraisal dated May 2025 reference 451632 SJ1
- Biodiversity Net Gain Assessment Version 2 dated 3rd September 2025 reference 451632 SJ2
- Transport Statement - Freeman & Mason
- Detailed Travel Plan - Freeman & Mason
- Air Quality Assessment dated May 2025 reference 997

- Energy Statement dated May 2025 reference 997
- Phase 1 Geo-Environmental Desk Report Study Dated November 2024 reference R4336/24
- Design and Access Statement dated April 2025 Revision P6
- Flood Risk assessment dated March 2025 reference R0811 FRA-v2
- Fire Statement dated 16th May 2025 revision 1.0
- Noise Impact Assessment reference NP-011791-2 dated 28th March 2025.

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies SI 1 and SI 7 of the London Plan (2021), Policies EM7 and EM8 of the Hillingdon Local Plan Part 1 (2012) and Policies DMHB 14, DMEI 2, DMEI 7, DMEI 10, DMEI 11, DMEI 12, DMEI 14 of the Hillingdon Local Plan Part 2 (2020).

4. NONSC **Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. NONSC **Landscaping**

A landscaping scheme shall be submitted to the Local Planning Authority for approval in writing prior the commencement of above ground works. 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, including pollution absorbing plants, giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts.
 - 2.e Hard Surfacing Materials

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years

3.b Proposals for the replacement of any tree, shrub, or area of turfing/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 relevant phase of 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 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

6. NONSC **Delivery and Servicing Plan**

Prior to the first occupation of the development as approved in outline, details of a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the Delivery and Servicing Plan thereafter.

REASON

To be in accordance with Policies DMT 1: Managing Transport Impacts and DMT 2: Highway Impacts of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies T3 Transport capacity, connectivity and safeguarding and T7 Deliveries, servicing and construction of the London Plan (March 2021).

7. NONSC **Retain Trees**

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 (or after) 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, within the relevant development phase 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, within the relevant development phase 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. NONSC AMS and Tree Protection Measures

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development within a phase containing trees to be retained, shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until the development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

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).

9. NONSC EV charging points

Prior to first occupation of the development, details of the provision of active and passive electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The relevant phase of the development shall not be occupied until the approved electric vehicle charging points have been implemented. These shall be retained as such and in working order thereafter.

REASON

To support carbon-free travel and more sustainable modes of transport, in accordance with Policy T6 of the London Plan (2021).

10. NONSC Contamination if found

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken using a Watching Brief and Discovery Strategy, and where remediation is necessary, a remediation scheme must be prepared subject to the approval in writing of the Local Planning Authority before undertaking any further works. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority before first occupation of the development.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

11. 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) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
 - (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
 - (v) 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).
 - (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
 - (vii) 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

12. NONSC Habitat Management Plan

No development shall take place until a written 30 year Habitat Management Plan (HMP) for the site has been submitted to and approved in writing by the Local Planning Authority. The approved HMP shall be strictly adhered to and development commenced and operated in accordance with it. The HMP should, as a minimum, include;

- a) Description and evaluation of the features to be managed;
- b) Aims, objectives and targets for management
- c) Description of the management operations necessary to achieving aims and objectives;
- d) Prescriptions for management actions;
- e) Preparation of a works schedule, including annual works schedule;
- f) Details of the monitoring needed to measure the effectiveness of management;
- g) Details of the timetable for each element of the monitoring programme; and
- h) Details of the persons responsible for the implementation and monitoring;
- i) Reporting to the Council routinely as to the state of the Biodiversity Net Gain requirements of the development on years 1 (post completion), 3, 5, 10, 20 and 30, with biodiversity reconciliation calculations at each stage.

REASON

To ensure the development delivers a biodiversity net gain within the borough and secures the protection and effective management of the remaining habitat on site in accordance with Policy EM7 of the Hillingdon Local Plan: Part 1, Policies DME1 7 and DMHB 14 of the Hillingdon Local Plan: Part Two, Policy G6 of the London Plan and Schedule 7A of the Town and Country Planning Act 1990 and the Environment Act 2021.

13. NONSC Permeable surfacing

Prior to commencement (except for demolition, ground and enabling work) any relevant

phase of this development (excluding demolition and site clearance) confirmation of whether permeable surfacing will be implemented to the external areas as part of the development should be provided. If permeable surfacing is proposed, the following details should be submitted:

- i. A drainage plan showing the location of the permeable paving and its outfalls.
- ii. The storage volume of the permeable paving.
- iii. The rate of discharge from the permeable paving if applicable.
- iv. The maintenance tasks, frequencies, and owner of the permeable paving.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding and is to be handled as close to its source as possible and Conserve water supplies in compliance with: Hillingdon Local Plan: Part 1- Strategic Policies Policy EM6 Flood Risk Management in (2012), Hillingdon Local Plan Part 2 Development Management Policies Policy DMEI 10 Water Management, Efficiency and Quality (2020), as well as relevant SuDs guidance contained within the London Plan (2021) and NPPF (2024).

14. NONSC Dust Management Plan

No development shall commence until a Plan has been submitted to, and approved in writing by, the LPA. This must demonstrate compliance (drawn up accordance with) the GLA Control of Dust and Emissions from Construction and Demolition SPG (or any successor document).

REASON:

To ensure compliance with Policy SI 1 of the London Plan and in accordance with the GLA Control of Dust and Emissions from Construction and Demolition SPG.

15. NONSC Non-Road Mobile Machinery

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 Policy SI 1 of the London Plan and the London Environment Strategy.

16. NONSC Car Park Management Plan

Prior to the first operation of the development, a Parking Design and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This Plan shall detail car parking provision, indicating how the car parking will be designed and managed, with reference to Transport for London guidance on parking management and parking design. The Parking Management Plan shall be implemented as approved and shall remain in force for the life of the development.

REASON

To allow sufficient space for all vehicles to access the application site and neighbouring sites, and to safeguard the safety of highway users, in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020) and Policies T4 and T6 of the London Plan (2021).

17. NONSC Travel Plan

Prior to the first occupation of any phase of the residential development hereby approved, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall thereafter be adhered to in perpetuity.

REASON

To encourage a sustainable transport modal shift in accordance with Policy T4 of The London Plan (2021).

Informatives

1. I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2.

All species of bats and their roosts are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Please note that, among other activities, it is a criminal offence to deliberately kill, injure or capture a bat; to damage, destroy or obstruct access to a breeding or resting place; and to intentionally or recklessly disturb a bat while in a structure or place of shelter or protection. Occasionally bats can be found during the course of development even when the site appears unlikely to support them. In the event that this occurs, work should stop immediately and advice should be sought from a suitably qualified ecologist. A European Protected Species Mitigation Licence (EPSML) may be required before works can resume.

3.

All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended). Occasionally nesting birds can be found during the course of development even when the site appears unlikely to support them. If any nesting birds are present then the buildings works should stop immediately and advice should be sought from a suitably qualified ecologist.

153 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.

| | |
|---------|---|
| BE13 | New development must harmonise with the existing street scene. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| BE4 | New development within or on the fringes of conservation areas |
| DMCI 7 | Planning Obligations and Community Infrastructure Levy |
| DME 2 | Employment Uses Outside of Designated Sites |
| DMEI 10 | Water Management, Efficiency and Quality |
| DMEI 12 | Development of Land Affected by Contamination |
| DMEI 14 | Air Quality |
| DMEI 2 | Reducing Carbon Emissions |
| DMEI 3 | Decentralised Energy |
| DMEI 4 | Development on the Green Belt or Metropolitan Open Land |
| DMEI 7 | Biodiversity Protection and Enhancement |
| DMEI 9 | Management of Flood Risk |
| DMH 2 | Housing Mix |
| DMH 7 | Provision of Affordable Housing |
| DMH 8 | Sheltered Housing and Care Homes |
| DMHB 1 | Heritage Assets |
| DMHB 11 | Design of New Development |
| DMHB 12 | Streets and Public Realm |
| DMHB 14 | Trees and Landscaping |
| DMHB 16 | Housing Standards |
| DMHB 17 | Residential Density |

| | |
|---------|---|
| DMHB 18 | Private Outdoor Amenity Space |
| DMHB 7 | Archaeological Priority Areas and archaeological Priority Zones |
| DMT 1 | Managing Transport Impacts |
| DMT 2 | Highways Impacts |
| DMT 5 | Pedestrians and Cyclists |
| DMT 6 | Vehicle Parking |
| DMTC 3 | Maintaining the Viability of Local Centres and Local Parades |
| LLP D1 | (2021) London's form character and capacity for growth |
| LPP D1 | (2021) London's form, character and capacity for growth |
| LPP D11 | (2021) Safety, security and resilience to emergency |
| LPP D12 | (2021) Fire safety |
| LPP D14 | (2021) Noise |
| LPP D3 | (2021) Optimising site capacity through the design-led approach |
| LPP D4 | (2021) Delivering good design |
| LPP D5 | (2021) Inclusive design |
| LPP D6 | (2021) Housing quality and standards |
| LPP D7 | (2021) Accessible housing |
| LPP D8 | (2021) Public realm |
| LPP G1 | (2021) Green infrastructure |
| LPP G2 | (2021) London's Green Belt |
| LPP G5 | (2021) Urban greening |
| LPP G6 | (2021) Biodiversity and access to nature |
| LPP G7 | (2021) Trees and woodlands |
| LPP GG1 | (2021) Building strong and inclusive communities |
| LPP H1 | (2021) Increasing housing supply |
| LPP H10 | (2021) Housing size mix |
| LPP H12 | (2021) Supported and specialised accommodation |
| LPP H4 | (2021) Delivering affordable housing |
| LPP H6 | (2021) Affordable housing tenure |
| LPP H7 | (2021) Monitoring of affordable housing |
| LPP HC1 | (2021) Heritage conservation and growth |
| LPP S2 | (2021) Health and social care facilities |
| LPP SD6 | (2021) Town centres and high streets |
| LPP SI1 | (2021) Improving air quality |
| LPP SI3 | (2021) Energy infrastructure |
| LPP SI7 | (2021) Reducing waste and supporting the circular economy |

| | |
|------------|---|
| LPP T1 | (2021) Strategic approach to transport |
| LPP T3 | (2021) Transport capacity, connectivity and safeguarding |
| LPP T4 | (2021) Assessing and mitigating transport impacts |
| LPP T5 | (2021) Cycling |
| LPP T6 | (2021) Car parking |
| LPP T6.1 | (2021) Residential parking |
| LPP T6.3 | (2021) Retail parking |
| LPP T7 | (2021) Deliveries, servicing and construction |
| NPPF11 -24 | NPPF11 2024 - Making effective use of land |
| NPPF12 -24 | NPPF12 2024 - Achieving well-designed places |
| NPPF13 -24 | NPPF13 2024 - Protecting Green Belt land |
| NPPF14 -24 | NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change |
| NPPF15 -24 | NPPF15 2024 - Conserving and enhancing the natural environment |
| NPPF16 -24 | NPPF16 2024 - Conserving and enhancing the historic environment |
| NPPF2 -24 | NPPF2 2024 - Achieving sustainable development |
| NPPF5 -24 | NPPF5 2024 - Delivering a sufficient supply of homes |
| NPPF8 -24 | NPPF8 2024 - Promoting healthy and safe communities |
| NPPF9 -24 | NPPF9 2024 - Promoting sustainable transport |

Appendix 2: Relevant Planning History

- 12298/A/94/1513 Mead House Hayes End Road Hayes
Change of use from residential institutional to a client day centre including separate offices, erection of an external lift housing and provision of additional parking spaces
Decision: 05-06-1995 Approved
- 12298/APP/2009/2297 Mead House Mead House Lane Hayes
Single storey side extension with new access ramp and railings (Application includes samples/details of materials.)
Decision: 05-02-2010 Approved
- 12298/APP/2024/2599 Mead House Hayes End Road Hayes
Internal alterations to existing Class E building to convert to 16no. residential studios.
Decision: 20-11-2024 Withdrawn
- 12298/D/98/1926 Mead House Hayes End Road Hayes
Erection of a detached garage
Decision: 31-12-1998 Approve
Deemed Hill.
- 12298/E/98/2233 Mead House Hayes End Road Hayes
Erection of a side conservatory
Decision: 08-01-1999 Approve
Deemed Hill.
- 60652/APP/2007/73 Hayes Park Hostel Mead House Lane Hayes
REDEVELOPMENT OF SITE WITH ERECTION OF THREE RESIDENTIAL BLOCKS AROUND A CENTRAL COURTYARD TO PROVIDE 18 ONE- BEDROOM FLATS AND 2 ONE-BEDROOM DWELLINGHOUSES WITH ANCILLARY OFFICES, STAFF SLEEP-IN AND COMMUNAL LOUNGE FOR PEOPLE WITH MENTAL HEALTH SUPPORT NEEDS (INVOLVING DEMOLITION OF EXISTING HOSTEL BLOCK).
Decision: 29-03-2007 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 |
| PT1.EM11 | (2012) Sustainable Waste Management |
| PT1.EM6 | (2012) Flood Risk Management |
| PT1.EM7 | (2012) Biodiversity and Geological Conservation |
| PT1.H1 | (2012) Housing Growth |
| PT1.H2 | (2012) Affordable Housing |
| PT1.HE1 | (2012) Heritage |

Part 2 Policies:

| | |
|---------|---|
| BE13 | New development must harmonise with the existing street scene. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| DMEI 14 | Air Quality |
| DMEI 3 | Decentralised Energy |
| DMHB 11 | Design of New Development |
| DMHB 12 | Streets and Public Realm |
| DMHB 14 | Trees and Landscaping |
| DMT 2 | Highways Impacts |
| DME 2 | Employment Uses Outside of Designated Sites |
| DMEI 10 | Water Management, Efficiency and Quality |
| DMEI 12 | Development of Land Affected by Contamination |
| DMEI 2 | Reducing Carbon Emissions |

| | |
|---------|---|
| DMEI 7 | Biodiversity Protection and Enhancement |
| DMEI 9 | Management of Flood Risk |
| DMT 1 | Managing Transport Impacts |
| LLP D1 | (2021) London's form character and capacity for growth |
| LPP D11 | (2021) Safety, security and resilience to emergency |
| LPP D12 | (2021) Fire safety |
| LPP D3 | (2021) Optimising site capacity through the design-led approach |
| LPP T7 | (2021) Deliveries, servicing and construction |
| DMT 5 | Pedestrians and Cyclists |
| DMT 6 | Vehicle Parking |
| DMTC 3 | Maintaining the Viability of Local Centres and Local Parades |
| LPP SD6 | (2021) Town centres and high streets |
| LPP D1 | (2021) London's form, character and capacity for growth |
| LPP D14 | (2021) Noise |
| LPP D4 | (2021) Delivering good design |
| LPP D5 | (2021) Inclusive design |
| LPP D8 | (2021) Public realm |
| LPP G5 | (2021) Urban greening |
| LPP G6 | (2021) Biodiversity and access to nature |
| LPP GG1 | (2021) Building strong and inclusive communities |
| LPP SI1 | (2021) Improving air quality |
| LPP SI7 | (2021) Reducing waste and supporting the circular economy |
| LPP T1 | (2021) Strategic approach to transport |
| LPP T4 | (2021) Assessing and mitigating transport impacts |
| LPP T5 | (2021) Cycling |

| | |
|------------|--|
| LPP T6 | (2021) Car parking |
| BE4 | New development within or on the fringes of conservation areas |
| LPP T6.3 | (2021) Retail parking |
| DMH 2 | Housing Mix |
| DMH 7 | Provision of Affordable Housing |
| DMHB 1 | Heritage Assets |
| DMHB 16 | Housing Standards |
| DMHB 17 | Residential Density |
| DMHB 18 | Private Outdoor Amenity Space |
| LPP D6 | (2021) Housing quality and standards |
| LPP D7 | (2021) Accessible housing |
| LPP G1 | (2021) Green infrastructure |
| LPP G2 | (2021) London's Green Belt |
| LPP G7 | (2021) Trees and woodlands |
| LPP H1 | (2021) Increasing housing supply |
| LPP H10 | (2021) Housing size mix |
| LPP H12 | (2021) Supported and specialised accommodation |
| LPP H4 | (2021) Delivering affordable housing |
| LPP H6 | (2021) Affordable housing tenure |
| LPP H7 | (2021) Monitoring of affordable housing |
| LPP HC1 | (2021) Heritage conservation and growth |
| LPP SI3 | (2021) Energy infrastructure |
| LPP T3 | (2021) Transport capacity, connectivity and safeguarding |
| LPP T6.1 | (2021) Residential parking |
| NPPF11 -24 | NPPF11 2024 - Making effective use of land |

| | |
|------------|---|
| NPPF12 -24 | NPPF12 2024 - Achieving well-designed places |
| NPPF13 -24 | NPPF13 2024 - Protecting Green Belt land |
| NPPF14 -24 | NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change |
| NPPF15 -24 | NPPF15 2024 - Conserving and enhancing the natural environment |
| NPPF16 -24 | NPPF16 2024 - Conserving and enhancing the historic environment |
| NPPF2 -24 | NPPF2 2024 - Achieving sustainable development |
| NPPF5 -24 | NPPF5 2024 - Delivering a sufficient supply of homes |
| NPPF8 -24 | NPPF8 2024 - Promoting healthy and safe communities |
| NPPF9 -24 | NPPF9 2024 - Promoting sustainable transport |
| DMCI 7 | Planning Obligations and Community Infrastructure Levy |
| DMEI 4 | Development on the Green Belt or Metropolitan Open Land |
| DMH 8 | Sheltered Housing and Care Homes |
| DMHB 7 | Archaeological Priority Areas and archaeological Priority Zones |
| LPP S2 | (2021) Health and social care facilities |