

Report of the Corporate Director of Planning & Community Services

Address LONDON SCHOOL OF THEOLOGY GREEN LANE NORTHWOOD

Development: Erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part Outline Application - Phase 2)

LBH Ref Nos: 10112/APP/2009/707

Drawing Nos: 1727 PL 001
1727 PL 002 Rev: A
1727 PL 003 Rev: C
1727 PL 101 Rev: B
1727 PL 300 Rev: B
1727 PL 301 Rev: B
1727 PL 102 Rev: B
1727 PL 004 Rev: B
1727 PL 005
1727 PL 200 Rev: B
1727 PL 400 Rev: A
1727 PL 401
Flood Risk Assessment
Arboricultural Implications Assessment
Archaeological Assessment
Bat Survey
Bat Scoping Survey
Ecological Assessment
Preliminary Arboricultural Statement
Transport Statement
Report on Phase 2 Site Investigation, Ref. 51127C, dated June 2008
Planning Document
1727 PL 100 Rev. C
, dated June 2008
Report on Phase 1 Desk Study, Ref. 51127, dated May 2008

Date Plans Received:	03/04/2009	Date(s) of Amendment(s):	14/04/2009
Date Application Valid:	14/04/2009		17/04/2009
			02/06/2009

1. SUMMARY

Members may recall a similar application (ref. 10112/APP/2009/2564) was refused permission at the North Planning Committee meeting on the 25th February 2009. That application also included a multi-use games area and two dwellinghouses to the north west of the site.

This application has omitted these elements and now seeks full planning permission for the erection of a two storey teaching block to the north west side of the main college buildings (Phase 1) and outline planning permission for the erection of a new chapel and foyer to the east side of the main college buildings and ancillary highway works to Green

Lane to provide improved site access and layout (Phase 2).

The proposed extensions to the main college buildings are of an appropriate design and are sufficiently separated from surrounding residential properties so that their amenities would not be adversely affected. Significant trees on site would be adequately protected and the landscape and ecology of the site would be enhanced through the provision of a landscape masterplan and ecology management plan. The proposal would not result in additional pupil numbers attending the school complex and a green travel plan would seek to minimise overall use of the private car. The highway works would improve pedestrian access to and from the site from Green Lane and are acceptable.

2. RECOMMENDATION

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

a) That the Council enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure:

(i) 10 Year Green Travel Plan in accordance with TfL guidance.

(ii) Highway improvements, to include a separate footpath at the entrance of the site on Green Lane.

(iii) Project Management and Monitoring Fee: 5% of the total cash contribution to enable the management and monitoring of the resulting obligation.

b) That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

c) If the S106 Agreement has not been finalised within 6 months, the application to be referred back to the Planning Committee for determination at the discretion of the Director of Planning and Community Services.

d) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

e) That if by 14th July 2009, the S106 Agreement has not been completed, delegated powers be given to the Director of Planning and Community Services to refuse planning permission for the following reason:

1. The development is not considered to have made adequate provision, through planning obligations, for a Travel Plan and junction improvements. Given that a legal agreement or unilateral undertaking has not been secured to address this issue, the proposal is considered to be contrary to Policy R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Supplementary Planning Document for Planning (Adopted July 2007).

f) That on completion of the S106 Agreement, the application be deferred for determination by the Director of Planning and Community Services under delegated powers.

g) That the application is approved, subject to the conditions outlined below.

1 T8 Time Limit - full planning application 3 years

Phase 1 - Full Permission

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 OUT1 Time Limit- outline planning application

Phase 2 - Outline Permission

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended)

3 OUT2 Reserved matters - submission

Phase 2 - Outline Permission

Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission: -

- (a) Layout
- (b) Appearance
- (c) Landscaping

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

4 OUT3 Approval of Details

Phase 2 - Outline Permission

Approval of the details of the layout, scale and appearance of the building(s) and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

5 OUT4 Reserved matters - submission and approval

Phase 2 - Outline Permission

Plans and particulars of the reserved matters referred to in condition 3 shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

6 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 AR3 Sites of Archaeological Interest - scheme of investigation

No development shall take place until the applicant, their agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter development shall only take place in accordance with the approved scheme. The archaeological works shall be carried out by a suitably qualified body acceptable to the Local Planning Authority.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 OM13 Demolition Protocols

The applicant is to prepare a selective programme (or demolition protocol) to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing, which is to be submitted to the Local Planning Authority prior to the commencement of demolition work.

REASON

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (February 2008) Policies 4A.30 and 4A.31.

9 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development.

Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

11 OM19 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.
- (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 adjoining roads.
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process.

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 OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

12 H10 Parking/Turning/Loading Arrangements - Commercial Devs.

The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose.

REASON

To ensure that the loading, roads, turning facilities and parking areas are satisfactorily laid out on site in accordance with Policies AM3 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

13 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13/R16 [refer to the relevant policy/ies] of the Hillingdon Unitary

Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

14 NONSC Non Standard Condition

Development shall not begin until a detailed surface water drainage scheme for the site, based on the principles set out in the Flood Risk Assessment (FRA) for the site dated October 2008, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding, improves and protects water quality, improves habitat and amenity, and ensures future maintenance of the surface water drainage system, in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12, 4A.13 and 4A.17 of the London Plan (February 2008) and PPS25.

15 NONSC Non Standard Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON

To prevent pollution to controlled waters in accordance with policy 4A.17 of the London Plan (February 2008).

16 NONSC Non Standard Condition

No development shall take place until the applicant has submitted to and agreed in writing with the Local Planning Authority an Ecological Management Plan (EMP) for the site, based on the Phase 1 Habitat and Protected Species Scoping Survey dated February 2009. This should include the following elements:

- (i) Agreement and implementation of best practice techniques identified to avoid impacts during construction
- (ii) Detailed design of mitigation enhancement, including species, numbers and grades
- (iii) Completion of a detailed Landscape Management Plan incorporating the ecological mitigation strategies identified above.
- (iv) Provision for future management of the site to maintain its biodiversity interest.

The scheme shall be carried out in accordance with the approved Ecological Management Plan.

REASON

To ensure that the proposed development will not have unacceptable ecological effects on the locality in accordance with Policies EC1 and E5 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

17 NONSC Non Standard Condition

Phase 2 - Outline Permission

Prior to the commencement of works on site, a badger survey of this and adjacent sites shall be carried out, submitted to and approved by the Local Planning Authority. If badgers are found to be present in the area, appropriate remediation measures shall be identified and works carried out in strict accordance with any these measures.

REASON

In order to safeguard the ecological interest of the site, in accordance with policy EC5 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

18 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place 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 3998 (1989) 'Recommendations for Tree Work' 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 BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

20 TL3 Protection of trees during site clearance and development

Phase 1 - Full Permission

No site clearance works or development shall be commenced until the protective fencing, shown on Plan Ref. 486.1/0010/KG included as part of the Preliminary Arboricultural Method Statement, dated November 2008 (HAD ref. 486.1) has been erected in accordance with these details. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until 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:

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

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

21 TL5 Landscaping Scheme - (full apps where details are reserved)

Phase 1 - Full Permission

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated

structures),

- Retained historic landscape features and proposals for their restoration where relevant,
- Details of the levels/contours and landscaping/tree planting on the area between the proposed building and the adjacent protected group of trees.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

23 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

24 NONSC Non Standard Condition

Phase 1 - Full Permission

Prior to the commencement of works on site, a detailed Demolition, Construction and

Tree Protection Method Statement shall be submitted to and approved by the Local Planning Authority. The Phase 1 development shall be carried out in strict accordance with the approved statement.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

25 TL3 Protection of trees during site clearance and development

Phase 2 - Outline Permission

Prior to the commencement of any site clearance or construction work, 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 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. The fencing shall be retained in position until 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:

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

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

26 TL4 Landscaping Scheme (outline application)

Phase 2 - Outline Permission

The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme to be submitted to and approved in writing by the Local Planning Authority as part of the details of the proposed development required by condition No. *

The scheme shall include:-

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following:-

- Proposed finishing levels or contours,
- Means of enclosure,

- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

27 NONSC Non Standard Condition

Phase 2 - Outline Permission

Prior to the commencement of works on the Phase 2 development, a detailed Demolition, Construction and Tree Protection Method Statement shall be submitted to and approved by the Local Planning Authority. The Phase 2 development shall be carried out in strict accordance with the approved statement.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

28 NONSC Non Standard Condition

All construction traffic associated with the proposed development shall access and exit the site from Green Lane.

REASON

To safeguard highway safety, in accordance with policy AM7 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

29 NONSC Non Standard Condition

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of physical, administrative and other measures as may be approved by the LPA. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

Reason:

To safeguard the amenity of the surrounding area, in accordance with policy OE3 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

30 NONSC Non Standard Condition

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

31 NONSC Non Standard Condition

Before any part of the development is commenced, the applicant shall carry out and submit details of a gas survey for the ground at the development site. Some of the gas tests within the survey shall be taken below the proposed footprint of any new building. If gas is found, the applicant shall submit remediation measures to prevent gas ingress to any buildings on the development site, to be approved in writing by the Local Planning Authority and thereafter the applicant shall implement the approved remediation measures.

REASON

The gas survey information submitted with the application is incomplete. A gas survey is required to clarify the gas issues at the new development site to determine the remedial works, which may be required, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policy 4A.33 of the London Plan (February 2008).

32 NONSC Non Standard Condition

Prior to the commencement of works on site, a Site Waste Management Plan, to include details of covered and secure separate waste and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON

To ensure that adequate facilities are provided, in accordance with 4A.22 of the London Plan (February 2008).

33 SUS1 Energy Efficiency Major Applications (full)

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide 20% of the sites energy needs through renewable energy generation contained within the submitted report entitled Energy and Sustainability Statement, incorporated within the Planning Document, dated April 2009 shall be integrated into the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

34 NONSC Non Standard Condition

10% of all parking provision on site shall satisfy the Council's disabled parking space standards.

REASON:

To ensure that adequate facilities are provided, to ensure that people with disabilities have adequate access to the development in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5 and the Council's adopted car parking standards (Annex 1, Hillingdon Unitary Development Plan, Saved Policies, September 2007).

INFORMATIVES

1 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

PT 1.10

PT 1.37

EC5

Retention of ecological features and creation of new habitats

BE13

New development must harmonise with the existing street scene.

BE15

Alterations and extensions to existing buildings

BE19

New development must improve or complement the character of the area.

BE20

Daylight and sunlight considerations.

BE21

Siting, bulk and proximity of new buildings/extensions.

BE24

Requires new development to ensure adequate levels of privacy to neighbours.

BE38

Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

OE3

Buildings or uses likely to cause noise annoyance - mitigation measures

OE8

Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

R4

Proposals that would involve the loss of recreational open space

R10

Proposals for new meeting halls and buildings for education, social, community and health services

R17

Use of planning obligations to supplement the provision of recreation leisure and community facilities

AM2

Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7

Consideration of traffic generated by proposed developments.

AM9

Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

AM14

New development and car parking standards.

AM15

Provision of reserved parking spaces for disabled persons

PPS1

Delivering Sustainable Development

PPG13

Transport

PPG17	Open Space, Sport and Recreation
PPS25	Development & Flood Risk
HDAS	Accessible Hillingdon
SPD	Planning Obligations, July 2008
PPS9	Biodiversity and Geological Conservation
PPS10	Planning and Waste Management
PPS22	Renewable Energy
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
LLP	London Plan (February 2008)

2 I52 Compulsory Informative (1)

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

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

6 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

7 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

8 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

9 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays or Bank Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

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You are advised that in order to discharge condition 11, the Environment Agency will also require any scheme to include the following:

a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and other SUDS features. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.

b) Confirmation of the critical storm duration.

c) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.

d) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.

e) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event, with an appropriate allowance for climate change in line with Planning Policy Statement 25. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

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Advice on conditions 33 and 34 should be obtained from the council's Environmental Protection Unit on 01895 250155 or the Building Control Officer.

3. CONSIDERATIONS

3.1 Site and Locality

The application site has an area of approximately 3.14 ha and is situated on the north side of Green Lane. It comprises an existing theology college located in extensive grounds, which has occupied the site since 1970 although the existing main buildings were erected in the 1950s. More recent buildings comprise the octagonal chapel, student centre, periodicals room on the western side of the building and the Guthrie building adjacent to the tennis courts at the north- west side of the site.

The site has a frontage to Green Lane although the main buildings are set well back from the road and is bounded to the sides and rear by residential development in Green Lane, Rickmansworth Road, College Way, Dene Road, Firs Walk and Welcote Drive. The main vehicular access to the site is from Green Lane, although there is a secondary access from College Way which is presently not used. There is a significant change in levels across the site. The site is located approximately 400 metres from Northwood underground station and has a Public Transport Accessibility Level of 2 on a scale of 1 to 6 where 1 represents the lowest level of public transport accessibility.

3.2 Proposed Scheme

The application is a hybrid application and seeks full planning permission for the demolition of a number of existing buildings on site and the erection of a two storey teaching block to the north side of the main college buildings (Phase 1) and outline planning permission for the erection of a new chapel and foyer to the south east side of the main buildings and ancillary highway works to Green Lane, involving the creation of a separate pedestrian footpath into the site (Phase 2). With respect to the outline part of the application, details of access are supplied for determination, with appearance, landscaping, layout and scale being reserved for subsequent approval.

The applicant has advised that the primary objective of the proposals is to provide new teaching facilities and a new chapel as the existing chapel is not sufficient to allow the whole of the school to meet in one place. The acoustics and internal environment are also poor and the existing building is considered to be inflexible. The proposed chapel, foyer and teaching facilities would provide more flexible accommodation and improved facilities for both staff and students.

The proposed teaching block would be located to the north west of the existing library and chapel involving demolition of an existing single storey teaching block. The proposed chapel would be located at the south eastern end of the main college buildings and be a maximum of two storeys in height. It would occupy land currently used as car parking. A single storey foyer is also proposed which would link the new chapel to the main entrance of the college. The proposal would result in a net increase in floor space of 940 sq metres and a net reduction in car parking spaces on site from 122 to 100, to include 2 disabled spaces.

The applicant has submitted various technical papers that describe the development and assess various impacts of the proposal. These are summarised below:

* Planning Document

This document incorporates a planning statement, design statement, energy and sustainability statement, an environmental noise survey and access statement. The planning statement provides a description of the site and surroundings; details of the planning history of the site; a description of the proposal; the relevant planning policy framework; and the planning issues arising from the proposal. The design and access statement provides a brief written and diagrammatic history of the site and describes in diagrammatic terms how the layout and design approach to the development has evolved and details the key design principles of the scheme. The energy and sustainability statement provides an energy analysis for the proposed development and advises that the buildings would incorporate ground source heating systems in order to meet the Council's requirement for 20% of the development's energy needs to be met from renewable sources. The environmental noise survey presents the results of a survey to establish existing background noise levels on the site and proposes appropriate noise levels in relation to mechanical plant and building envelope design. The access statement describes existing access to the site. As regards Phase 1, the teaching block has been design to provide level access to existing and adjacent buildings. To achieve this, the ground floor level of the building would be 500mm above the external ground level to the south, where the main entrance would be located. Here, ramp and stairs would be provided. Currently there is no disabled access to the first floor of the library, although an access lift in the lobby provides access to most of the first floor. The new teaching block would allow a second lift to be provided, providing access to the first floor which would link through to the first floor of the library. The Phase 2 development is in outline only, but given

the differences in ground level, a ramped and steeped approach will be required.

* Preliminary Ecological Assessment

This report provides a preliminary ecological assessment of the site. It describes the site and the methodology used. It concludes that whilst the majority of the site appears to be of negligible nature conservation importance, the numerous scattered mature trees which occur across the site are of local nature conservation importance which should be retained within the landscape structure of the proposed development. Subject to appropriate enhancement measures, such as the provision of bat and bird boxes within the retained trees, there are considered to be no overriding nature conservation constraints precluding development of the site.

* Bat Scoping Survey

This report describes a bat scoping survey of the site. It concludes that a number of buildings and trees within the site have the potential to support roosting bats. It therefore recommends that a series of further surveys are carried out to determine whether bats are using buildings and trees for roosting and the importance of the site for foraging and commuting bats.

* Archaeological Assessment

This desk-based assessment forms an initial stage of archaeological investigation of the area of the proposed development. It recommends that a programme of archaeological evaluation should take place in order to determine more fully the survival, character and extent of any archaeological deposits, structures and features which may remain on the site.

* Phases 1 and 2 Site Investigation and Phase 1 Desk Study Reports

These reports provide an assessment of ground conditions on the site and advise on an appropriate remediation strategy during the course of development.

* Transport Statement

This report seeks to address the traffic, access and parking issues arising from the proposed development. It concludes that the proposed development would have no discernable impact on either the operation of the local highway network or the environmental condition of the surrounding area, as there would be no increase in traffic compared to the existing use on the site.

* Bat Survey

This report describes a bat activity survey of the site. It concludes that no bats were seen emerging from, or entering parts of buildings, affected by the development proposals and therefore it is considered highly unlikely that bats are roosting within these parts of the buildings or are likely to occupy these areas in the near future. It therefore considers that no mitigation or licensing is currently required for works to these areas with respect to bats. However it advises that the development should give consideration to maintaining future opportunities for roosting bats that would otherwise be lost, for instance through the installation of bat roosting units on new buildings and the creation of gaps between tiles, fascias and soffit boxes.

* Flood Risk Assessment

This report examines the potential risk of flooding to the site, discusses methodology and assesses the potential increase in site runoff from the proposed development. It considers SUDS techniques to reduce surface water runoff. It concludes that the development complies with Planning Policy Statement 25 (Development and Flood Risk) and therefore there is no reason to prevent the development from proceeding from a flooding perspective.

* Tree Survey

This report describes the results of a tree survey carried out on the site.

* Arboricultural Implications Assessment

This report describes the results of a tree implications assessment of the site and advises on the impact on existing trees as a result of the proposed development.

* Arboricultural Method Statement

This report provides a preliminary arboricultural method statement highlighting the issues that will be considered and the sequence of operations that will be undertaken in order to safeguard the existing trees on site during the course of development.

3.3 Relevant Planning History

Comment on Relevant Planning History

The previous application (Ref. 10112/APP/2008/2564) was refused for the following reasons:-

1. The proposed multi use games area, by reason of its siting, would result in an unacceptable impact on the future occupiers of the proposed dwelling houses. In particular, the proposed 5-metre high weld mesh fencing would be overbearing. As such, the development would be contrary to the aims of Policy BE21 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.

2. The applicant has not satisfactorily demonstrated that the proposed residential units can be accommodated on the site given its planning constraints, and in particular, the need to provide a refuse turning head to service any residential units; the need to provide a satisfactory relationship with neighbouring properties; meet the Council's standards with regard to new residential properties; and the need to avoid potential residential use conflicting with full usage of the multi use games area, in particular given the requirement from Sport England for the multi use games area to have community use. The proposals are therefore contrary to the aims of Policies BE21, BE24, OE3 and AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

PT 1.10

PT 1.37

EC5	Retention of ecological features and creation of new habitats
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R4	Proposals that would involve the loss of recreational open space
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
PPS1	Delivering Sustainable Development
PPG13	Transport
PPG17	Open Space, Sport and Recreation
PPS25	Development & Flood Risk
HDAS	Accessible Hillingdon
SPD	Planning Obligations, July 2008
PPS9	Biodiversity and Geological Conservation
PPS10	Planning and Waste Management

PPS22	Renewable Energy
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
LLP	London Plan (February 2008)

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **3rd June 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised as major development under Article 8 of the Town and Country Planning (General Development Procedure) Order 1995 and 159 neighbours were consulted including the Dene Road and Northwood Residents' Associations. 1 letter has been received, making the following comments:

- (i) As a unique application, would not have any particular objections to the London School of Theology developing and improving their teaching facilities and extending the chapel;
- (ii) If residents around the London School of Theology are to be subjected, over the coming months, to a series of applications which in total resemble the combined application rejected in March (10112/APP/2008/2564), a decision on this application should be delayed until the full extent of their proposals are known.

Environment Agency:

The proposed development will only be acceptable if the following planning conditions are imposed on any planning permission granted:

CONDITION 1

Development shall not begin until the detailed surface water drainage scheme for the site, based on the principles set out in the Flood Risk Assessment (FRA) for the site dated October 2008, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and other SUDS features. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes
- b) Confirmation of the critical storm duration.
- c) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.
- d) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this

should be shown on the plan with the rate of discharge stated.

e) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event, with an appropriate allowance for climate change in line with Planning Policy Statement 25. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

REASON 1

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

CONDITION 2

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON 2

To prevent pollution to controlled waters.

Natural England:

We were consulted on another application at the same address back in September 2008. Some of the documents appear to be the same. Previous comments as follows:

This application has many opportunities to incorporate features into the design which are beneficial to wildlife such as the incorporation of roosting opportunities for bats (which are known to be present on site) or the installation of bird nest boxes. As such we recommend that should the Council be minded to grant full permission for this application, measures to enhance the biodiversity of the site are secured from the applicant. We understand that this is a hybrid application, but the detailed application for full permission should aim to enhance biodiversity and aim for a 'net gain' overall. This is in accordance with Paragraph 14 of PPS9. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

As stated in the Ecological Assessment, 'the majority of the site is unsuitable for reptiles. Where areas of low quality reptile habitat may be affected by development proposals, it is considered that a reptile survey in support of the application would be disproportionate to the low probability of reptiles being present.' Reptiles are protected from killing and injuring under the Wildlife and Countryside Act 1981 (as amended). Although reptiles have not been recorded on site, this does not preclude their absence. Any works on site should proceed carefully and cautiously and if reptiles are found or disturbed at any time work should stop immediately and Natural England should be contacted for advice.

We support the recommendations set out in paragraphs 8.2, 8.5 and 8.6 of the Ecological Assessment and recommend that the Council includes these as conditions of the development.

It is unclear from the Bat Scoping Study whether the buildings/trees surveyed for their potential to support bats will be affected by the proposals. We therefore support the recommendations in the Bat Scoping Study to carry out further surveys of buildings/trees which have potential to support

bats, if these are to be affected by the proposals (for example if they will be altered, removed or demolished). If the presence of bats is recorded in such buildings/trees, a bat mitigation strategy will need to be produced and a license sought from Natural England. If required, the Council should ensure that these further surveys are undertaken before any development works commence.

Finally, as stated in the Bat Scoping Survey, aerial photography of the area shows that individual trees may be important and also may provide good connectivity for commuting and foraging bats to wider wooded areas and open ground. We recommend that these linear features are retained on site and the Council should ensure that the detailed landscaping proposals, which accompany this application and the full planning application for the remaining works, retain such features.

Sport England:

Sport England's policy on planning applications for development on playing fields and former playing fields is set out in our planning policy statement, A Sporting Future for the Playing Fields of England. This states that we will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of all, or any part of a playing field unless at least one of five specific exceptions applies. The exceptions are stated as:-

- * E1 A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment and the site has no special significance to the interests of sport.
- * E2 The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.
- * E3 The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.
- * E4 The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development.
- * E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field.

We determine that the proposal meets exception E3 of the above policy as the majority of the land used for the purposes of the proposed development is currently developed land within the current footprint of the building or on hard-standings around the site. A small area of land that is ancillary playing field space is used for the development; however this amounts to less than 10 square metres and cannot be used for playing field purposes. Accordingly we have no objection.

English Heritage (Archaeology):

No response has been received on this application but on the previous application (10112/APP/2008/2564), responded as follows:

The site is situated in an area where archaeological remains are known to be present, mainly the presence of a 13th century medieval monastic grange to the immediate west of the site. Map and documentary regression shows that the Northwood area gradually developed throughout the medieval period, although the site was likely in pasture or used as arable land for much of that period. The present proposals are more extensive than previous applications for this site, and will have a much wider impact on any potential remains, including an 18th century farm in the south east corner.

However, an archaeological evaluation, involving the digging of a single trench on the site in 1994, revealed no archaeological remains, and also that the site has been substantially terraced in parts. Further information on the terracing of the site and site wide geotechnical data is therefore required in order to reach an informed decision on the need for any further archaeological work on the site.

It is not considered that any further work need be undertaken prior to the determination of the planning application. However the archaeological position should be reserved by the imposition of an appropriate condition in the event of planning permission being granted. Copies of any geotechnical data available for the site, including borehole and test pit logs, and also sections of the site running north-south showing the terracing and general layout, should be forwarded to English Heritage. If it can be demonstrated that the areas of the new build are likely to have been truncated, this would alleviate the need for further work. If this cannot be demonstrated, the potential deposits as identified in the desk based assessment will need to be verified through archaeological evaluation.

Internal Consultees

PEP:

No response has been received, but on the previous application (10112/APP/2008/2564), no objections were raised.

URBAN DESIGN OFFICER:

The proposal regards the adaptation of some of the existing buildings, and the development of a new, multi-use auditorium to increase the amount of teaching space, provide increased communal facilities and to introduce conference facilities on site. The scheme which will be phased, is to be integrally attached to the existing Laing complex. The detailed part of this hybrid application includes the demolition of an existing single storey periodicals block at the western most end of the site, and the demolition of an external fire escape stair case at the arrival point of the site, which raises no objections in principle from an urban design point of view.

The proposed development takes the form of two quadrangular structures, two storeys high, both attached to the elongated Laing complex. Initially a proposed teaching block would replace the block for periodicals at the far end of the existing development. The proposed two storey building extends further to the west than the existing building, and is proposed to be surrounded by new hard paving to the north and to the west, which will cut into the landscape setting. The model does unfortunately not include the change of levels to the ground, and sections are neither provided to show how the landscape setting will be accommodating the proposed development. The importance and sensitivity of the landscape setting has been emphasised by officers during the pre-application advice in the initial design phase. Further clarification of the detailed treatment of the open spaces is therefore required.

There are however no objections to the principal scale, height or the understated contemporary design approach of the proposed teaching block. The proposed block is considered to sit well between the existing Library, a majestic building with a landmark character, and the non-descriptive Laing North building in terms of scale, height and proportions. The proposed flat roof structure ties in with the Laing North building at eaves height, and is considerably lower than the impressive Library building. Transparent bridge links with full height glazing will link the new structure to the adjacent buildings, and create a relief and visual pause in the composition. The proportions of the teaching block are well designed with slender, elongated fenestration to the west, solid brickwork to match the existing buildings, and a flat roof structure which floats above the masonry on clerestory glazing.

In the second phase a new Chapel of similar footprint as the teaching block has been proposed at the other end of the Laing Building, clearly visible from Green Lane. A new one-storey foyer would

link the proposed Chapel to the 2-storey teaching and office accommodation building to the west.

In summary there are no objections to the proposal in terms of scale, height or character from an urban design point of view. The proposed development is considered to improve the character, visual appearance and functionality of the site as a whole. However, fully detailed drawings as well as sections through would be required to clarify the treatment of the existing landscape setting of the new teaching block, in order to retain the character and integrity of this important asset of the site.

TREES AND LANDSCAPE OFFICER:

Original Comments:

Many of the trees on the site are protected by TPO 481, and many trees and groups of trees are features of merit that should be retained (saved policy BE38 of the UDP).

The application includes a comprehensive (November 2008) tree survey report and information about the root protection areas, which is translated to the layout plan. The layout/design of the scheme has been informed by this report and the arboricultural (tree) implication assessment (AIA - November) to BS 5837. Furthermore, the application includes a tree protection plan (based on the report and the AIA) (TPP - November), which is relevant to the Phase 1 works (layout determined), and a preliminary arboricultural method statement (AMS - November) to BS 5837. The Masterplan scheme retains most of the trees, and where lower value (category C) trees (not protected by TPO 481) are lost they will be replaced.

The layout of the Phase 1 development (teaching block) retains (and protects) all of the valuable trees, including the individuals and groups protected by TPO 481, and reserves space for large-scale tree planting and landscaping.

Subject to conditions TL1 (excluding tree protection), TL2, TL3 (modified to refer to the approved tree protection plan), TL5, TL6 and TL7, and conditions requiring the submission to and approval by the LPA (prior to works commencing) of a detailed 'Demolition, Construction and Tree protection method statement (for Phase 1) and that the Phase 1 works be carried out in accordance with the approved statement, Phase 1 of the masterplan scheme is acceptable in terms of saved policy BE38 of the UDP.

Phase 2 (only access to be determined at this stage) of the development (chapel, foyer and car parks) makes provision for the retention of the best trees, including the mature Oak (T38 on TPO 481) and others covered by the order, and for tree planting and landscaping to integrate the proposed buildings into the existing landscape setting. The access, shown in the access statement, involves the modification of the existing pavement to the main entrance to the site (off Green Lane). The layout shown on the 'illustrative' plans for phase 2 indicates that a few low grade trees forming part of larger groups (not protected by TPO 481) are lost, and identifies areas of potential development impacts on trees. Whilst there is no objection to the loss of a few low value trees, the actual retention/removal of trees would depend on the design of the layout (and associated changes in levels, and the extent of hard-standing), which should avoid the impacts on trees and secure the long-term retention of the features of merit.

Subject to conditions OUT2 (d), OUT3 (landscaping), OUT4, TL1, TL2, TL3, TL4, TL6 and TL7, and conditions requiring the submission to and approval by the LPA (prior to Phase 2 works commencing) of a 'Demolition, Construction and Tree protection' method statement (for Phase 2) and that the Phase 2 works be carried out in accordance with the approved statement, the Phase 2 access is also acceptable in terms of saved policy BE38 of the UDP.

The comprehensive landscaping scheme for the site should be based on a landscap

masterplan/strategy, which should be required by a condition based on TL4. Furthermore, if the Masterplan for the development of the site is approved, a long-term management plan for the site should be secured by condition (based on model condition 31 of the Circular - 11/95?).

Additional Comments (following receipt of detailed levels adjacent to Phase 1 proposal):

Whilst the revised proposal is an improvement on the previous scheme for this part of the site (with a very steep bank between the trees and the new block), it still involves a significant change to the natural slope, which is undesirable in landscape terms. However, this impact could be mitigated by extensive landscaping/tree planting on the 1:2 slope and the existing bank, which would mask the change.

The one proposed spot height (72.200, existing 72.400) appears to be wrong, and should in any event be the same as the existing spot height so that there is no change to the contour. This information (together with the landscaping referred to above) could, however, be required by a condition or as part of the landscaping condition (TL5 modified to include details of the levels/contours and landscaping/tree planting of this part of the site).

HIGHWAYS ENGINEER:

Relevant comments on the previous application (10112/APP/2008/2564) were as follows:

The proposals for the college are intended to improve facilities for existing students rather than attracting additional students. Car parking on site is being reduced from 122 spaces to 100 and with the implementation of a travel plan no significant impact on traffic generation on the adjoining highway network is envisaged.

The main site access off Green Lane is to be improved including the provision of a 2 metre wide footway. A legal agreement under Section 278 of the Highways Act 1980 is required for the delivery of the off-site highway works.

All construction access must be off Green Lane, and this should be secured by an appropriate planning condition.

EPU:

EPU does not wish to object to this application.

Should planning permission be recommended for approval, I would wish to see the following recommended condition applied;

1. The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of physical, administrative and other measures as may be approved by the LPA. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require

Reason: To safeguard the amenity of the surrounding area.

Contaminated Land

I note that the applicant has ticked Part 15 of the application form to indicate contamination is present; I have raised this with my colleagues in Contaminated Land who may contact you under

separate cover.

Also the Construction Site Informative is recommended.

EPU (Land Contamination)

Soil Contamination

The investigation was quite limited, with four window samplers and two boreholes. The only contamination of significance identified in the report was an area of organic contamination in shallow soils indicating elevated Polycyclic Aromatic Hydrocarbons (PAHs) levels including elevated Benzo(a)pyrene and slightly elevated hydrocarbons in the vicinity of WS4. The report suggests no remediation of this hot spot is required, as the development will result in the area being covered in hard standing.

Note: further information is required in respect to this as the maps provided do not indicate the location of WS4, or the nature of the development proposed in this area (building, hard standing or soft landscaping).

Gas Monitoring

Two rounds of gas monitoring were undertaken on the 2nd and the 18th June 2008, all at atmospheric pressure of and above 1000mB. Flow rates were recorded as 0 l/hr. Slightly elevated carbon dioxide were recorded in both boreholes, the highest recorded level being 4.6% v/v. The risk from ground gas appears to be low based on limited information, however at least one more round of monitoring is required at low/falling pressure as a minimum.

Note: further information is required in respect to the gas monitoring as the maps provided do not indicate the location of BH1 and the report acknowledges further monitoring is needed.

It would be preferable if they can provide the above information before planning permission is given, as the attachment of conditions for land contamination may be onerous. If this is not possible, the following conditions can be attached as a minimum to deal with the residual contamination and to ensure the remaining gas monitoring information is provided and gas protection measures are incorporated into the building, if required.

Condition to minimise risk of contamination from garden and landscaped area

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Landfill gas condition for use for Major and Minor Applications where gas risk is considered significant and monitoring is required

Before any part of the development is commenced, the applicant shall carry out and submit details of a gas survey for the ground at the development site. Some of the gas tests within the survey shall be taken below the proposed footprint of any new building. If gas is found, the applicant shall install

remediation measures to prevent gas ingress to any buildings on the development site, to the satisfaction of the Local Planning Authority. The condition will not be discharged until verification information has been submitted for the remedial works.

REASON

The gas survey information submitted with the application is incomplete. A gas survey is required to clarify the gas issues at the new development site to determine the remedial works, which may be required, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). Advice on this condition can be obtained from the Environmental Protection Unit on 01895 250155 or the Building Control Officer.

S106 OFFICER:

Proposal:

Erection of two storey teaching block to North West side of existing building (Phase 1) and new chapel and foyer to South East of existing building (Phase 2)

Part Outline application

Proposed Heads of Terms:

1. Transport: in line with the SPD sustainable travel is sought as a result of this proposal for the whole school. There may also be the need for some highways or road works (s278 or s38) as a result of the proposal.

2. Environmental Improvements: depending upon your assessment of the scheme there may be the need for off-site screening or some such to mitigate against the impact of the proposed buildings on the surrounding environment. If this is the case then we could either require the developer to undertake this work or take a cash contribution to undertake the works ourselves.

3. Project Management and Monitoring: in line with the SPD if a s106 is entered into and if there is a requirement for cash contributions to be secured then a contribution equal to 5% of the total cash contributions will be sought to enable the management and monitoring of the resulting agreement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The existing buildings to be demolished are of little or no historical interest and no objections are raised to their demolition.

Policy R10 of the UDP Saved Policies September 2007 generally encourages the provision of new education buildings.

Policy R4 states that planning permission will not normally be granted for proposals which involve the loss of land used (or where the last authorised use was) for recreational open space, (including publicly accessible open space and playing fields, private or school playing fields, private or public allotments), particularly if there is (or would be) a local deficiency in accessible open space. The proposal would mainly involve currently developed land and only involves a small area of land, less than 10m², that provides ancillary playing space that can not be used for playing field purposes. On this basis, Sport England raises no objection to the proposal.

7.02 Density of the proposed development

N/A for non-residential development.

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

English Heritage previously advised that the site is situated in an area where archaeological remains are known to be present, mainly due to the presence of a 13th century medieval monastic grange to the immediate west of the site. Map and documentary regression shows that the Northwood area gradually developed throughout the medieval period, although the site was likely to have formed pasture or used as arable land for much of that period. They advise that in order to safeguard the archaeological position, an appropriate condition should be attached to any permission. An appropriate condition has been attached.

7.04 Airport safeguarding

N/A given the height of the proposed development.

7.05 Impact on the green belt

N/A for this application.

7.06 Environmental Impact

N/A for this application.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 of the Unitary Development Plan Saved Policies 2007 seek to ensure that new development complements and improves the character and amenity of the area.

The site does not fall within a conservation area although it is situated adjacent to the Dene Road Area of Special Local Character. With regard to the proposed two storey teaching block (Phase 1), full details have been provided for determination. With regard to the new chapel and foyer (Phase 2), details of appearance, landscaping, layout and scale are reserved for subsequent approval. However the illustrative details submitted with the application enable an initial assessment to be made of the impact of both phases of the scheme on the character and appearance of the area. The proposed teaching block would be located towards the rear of the site and would not be readily visible from Green Lane. It would be situated to the rear of existing dwellings in College Way and therefore have no impact on the street scene in this road. The siting and design of the proposed chapel and foyer at the front of the site are considered appropriate and would not adversely impact on the street scene in Green Lane. The Urban Design Officer is of the view that both phases of the development would be well integrated into the existing building pattern and topography of the site. Subject to a condition requiring the submission of details of materials in the event of planning permission being granted, no objection is therefore raised in terms of the impact of the scheme on the character and appearance of the area.

7.08 Impact on neighbours

With respect to Phase 1 of the scheme, the proposed 2 storey teaching block would be sited approximately 42 metres from the rear boundary of properties in College Way and approximately 48 metres from the flank boundary of No.9 Green Lane. These distances exceed the guidelines in the Supplementary Planning Document HDAS: Residential Layouts and are sufficient to avoid any loss of light, outlook or privacy to the occupiers of these properties. With respect to Phase 2 of the scheme, the new chapel and foyer would be separated from neighbouring residential properties in Firs Walk by the main college buildings and service yard and therefore there would be no undue impact on the amenities of the occupiers of these properties.

7.09 Living conditions for future occupiers

N/A to this type of development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The applicant has advised that the proposed extensions to the college buildings are intended to improve facilities for existing students rather than attracting additional students. On this basis the Council's Highways Engineer raises no objection to the development in terms of the traffic generated on the highway network or the proposed reduction in car parking spaces on the site from 122 to 100. This is subject to the implementation of a Green Travel Plan for the site which can be secured by an appropriate condition in the event of planning permission being granted.

With regard to construction of the proposed development, the Highways Engineer has requested that all construction access be off Green Lane.

7.11 Urban design, access and security

The proposed teaching block would be two storeys in height and have a rectangular footprint sited to the west of the octagonal chapel building, between the two storey 'Laing' block to the north and the library building to the south, but extending beyond them to the west. The building would remain separate from the surrounding blocks, only joined to the north and south blocks by two storey glazed links. The building would be set into the sloping ground, which rises to the north and would be surrounded by hardstanding with steps to the north providing access to the higher ground.

The building would appear visually separate from the surrounding blocks, which assists with the integration of the block with the modern block to the north and the more traditional library building to the south by providing a visual break between these contrasting elements. The building would have a contemporary, understated design, which sits well between the two blocks, matching the eaves height of the modern block, but below the more imposing library building so as not to detract from it.

The proposed foyer and new chapel building would be sited to the east of the building, at the other end of the Laing building. Although these elements have been submitted in outline form, with only access to be determined at this stage, a proposed site plan and perspective drawing shows the new chapel to have a similar footprint and height to that of the new teaching block, with a single storey foyer extension linking this with the existing main teaching block. The buildings would integrate satisfactorily with the siting, mass and scale of existing buildings on site and whilst the proposed chapel building would be visible from Green Lane, it would still be set back from the site's frontage and offers an opportunity to create a more dramatic entrance to the site.

Revised plans have been received which show the levels at the eastern end of the building. The Urban Design/Conservation is now satisfied that the building would sit comfortably within the landscape and raises no further concerns with the scheme.

7.12 Disabled access

The buildings have been designed to have the same ground floor height as existing buildings with all thresholds being flush. This results in the floor level of the buildings being approximately 500mm higher than the adjoining external ground level on the south side. Ramped and stepped entrances are therefore proposed to provide disabled access.

A new lift in the teaching block would provide disabled access to the first floor of the building. This lift would also resolve the problem of disabled access to the first floor of the library building which is the only part of the existing building which does not have disabled

access. A disabled toilet would be provided on the ground floor.

It is considered that the proposal now fully complies with London Plan policy 4B.5, 'Creating an Inclusive Environment'.

7.13 Provision of affordable & special needs housing

N/A to this type of development.

7.14 Trees, Landscaping and Ecology

The Trees and Landscape Officer considers that the scheme makes adequate provision for the protection and long-term retention of the existing trees on the site as part of the development subject to conditions relating to the protection of the trees during construction and the provision of a landscaping scheme. No objection is therefore raised to the proposal on trees and landscaping grounds. The only issue involves the re-modelling of the site's slope adjoining the new teaching block and adjoining hardstanding area and the protected group of trees to the west. The tree survey condition has been amended seeking further details on this point.

Policy EC5 of the Unitary Development Plan Saved Policies September 2007 seeks to retain on-site ecological features in new developments and to enhance the nature conservation and ecological interest of sites through the use of appropriate planning conditions. Whilst the ecological assessment accompanying the application concludes that the majority of the site appears to be of negligible nature conservation importance, it recommends a number of enhancement measures to safeguard and enhance wildlife interest on the site. It is therefore considered appropriate to require an ecological management plan for the site to be submitted to, and approved by the Local Planning Authority in the event of planning permission being granted.

On the previous application (10112/APP/2008/2564), residents raised concern regarding the possibility of badgers on or adjacent to the site. The applicant previously advised that they are aware of their obligations under the Protection of Badgers Act 1992 and suggested that a survey to establish the presence of badgers on or adjacent to the site be carried out prior to the commencement of Phase 2 of the development. This can be secured by an appropriate condition in the event of planning permission being granted. Subject to the imposition of the suggested conditions in the event of planning permission being granted, there are considered to be no reasons to withhold planning permission for the scheme on tree protection or nature conservation grounds.

7.15 Sustainable waste management

A condition has been added covering this issue.

7.16 Renewable energy / Sustainability

Policy 4A.7 of the London Plan (Renewable Energy) requires major developments to show how the development would generate a proportion of the site's electricity or heat needs from renewables, wherever feasible. In line with advice from the Greater London Authority, the Council requires major developments to meet 20% of energy needs from renewable sources. The application is accompanied by an energy statement which includes proposals for renewable energy measures to provide at least 20% of the predicted energy requirements for the development. This requirement can be secured by an appropriate planning condition.

7.17 Flooding or Drainage Issues

Policy OE8 seeks to ensure that new development incorporates appropriate measures to mitigate against any potential increase in the risk of flooding.

A Flood Risk Assessment has been submitted as part of the application taking into consideration the principles of Planning Policy Statement 25 (PPS25) and other relevant regional and local policies.

The assessment identifies the site to be within Flood Zone 1, an area with little or no risk of flooding with an annual probability of flooding of less than 0.1% a year. It states that given that the site is outside of the extreme event flood plain, the development will have no impact on flooding elsewhere. The surface water drainage system will be designed to prevent flooding of the site itself and designed to enable a small decrease in peak flows passing to the existing public surface water drain. To this end, it reviews SUDS techniques and suggests that permeable pavements on the car parking areas and access road will have a very limited impact in reducing peak flows, given the low permeability of the underlying clay. Storage ponds and basins are also not appropriate on the site, given the lack of available land space. It concludes that underground tanks with swales are the only viable SUDS solution.

The Environment Agency advises that the proposal is acceptable, subject to details of the surface water drainage scheme based on the principles of the Flood Risk Assessment being submitted and that no further contamination, not previously identified is found.

These conditions are recommended and the scheme is therefore considered to be acceptable, in accordance with policy OE8 of the saved UDP, policies 4A.12, 4A.13 and 4A.14 of the London Plan (February 2008) and PPS25.

7.18 Noise or Air Quality Issues

The Council's Environment Protection Unit recommends that a condition be attached to control noise emanating from the site. This has been attached. As the proposed development would not involve increased pupil numbers at the site, there are no implications for air quality.

7.19 Comments on Public Consultations

Point (i) is noted. As regards Point (ii), planning applications have to be treated on their individual merit and a decision on this application could not be delayed on the basis that applications for further developments on the site may be submitted.

7.20 Planning Obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

Should the application be approved, a planning obligation would be sought to mitigate the impact of the development which would cover the provision of a Green Travel Plan and improvements to the Green Lane junction, to provide a separate pedestrian footpath.

The applicant has agreed to the proposed Heads of Terms, which are to be secured by way of a S106 Agreement/Unilateral Undertaking/S278 Agreement. Overall, it is considered

that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the UDP and relevant supplementary planning guidance.

7.21 Expediency of enforcement action

N/A to this application.

7.22 Other Issues

N/A to this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

The report indicates that the costs of the development will be fully met by the developer, and the developer will make a Section 106 contribution to the Council towards associated public facilities. The developer will also meet the reasonable costs of the Council in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. Consequently, there are no financial implications for this Planning Committee or the Council.

10. CONCLUSION

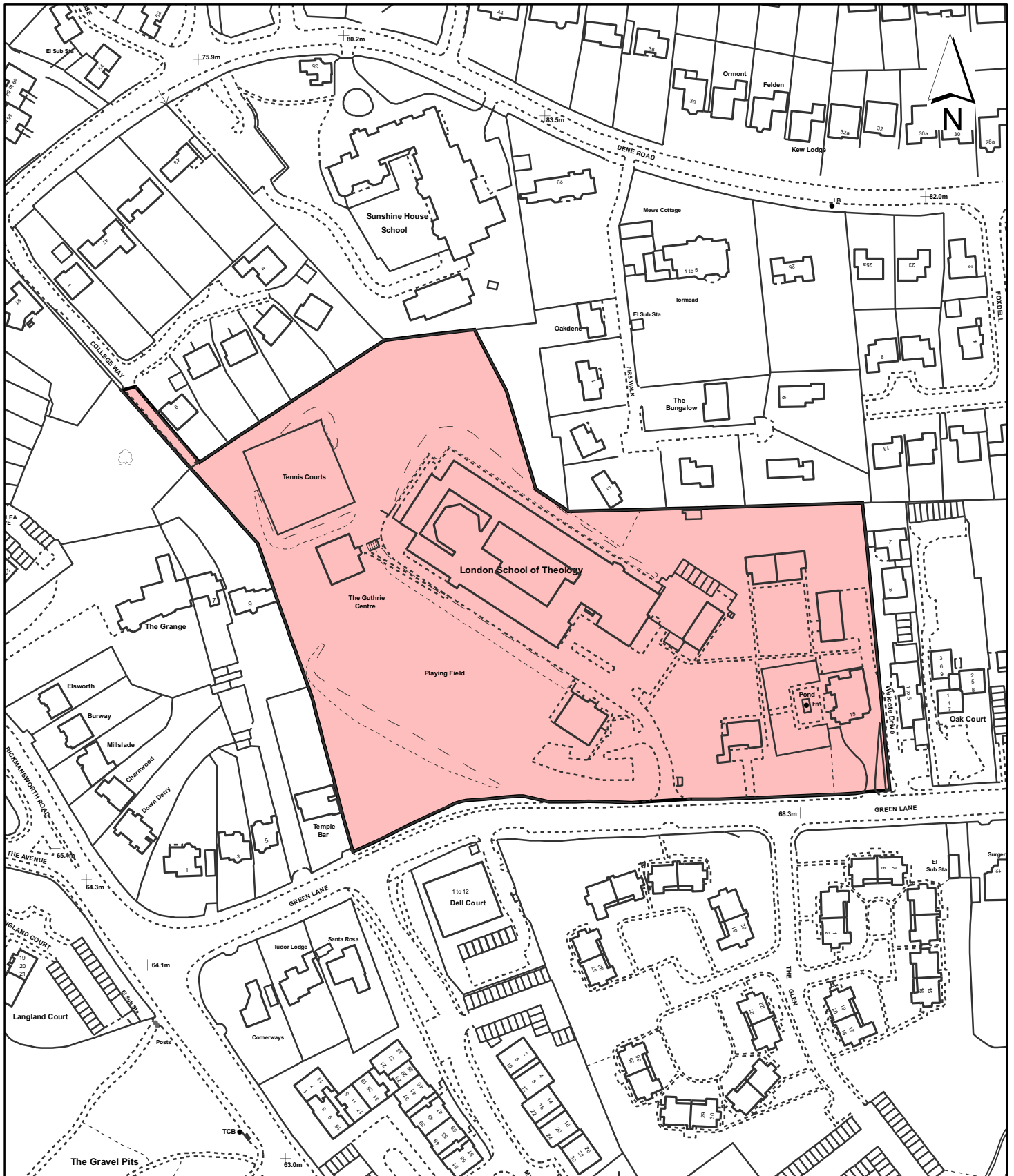
The proposal is considered to overcome the reasons for refusal of the previous application, ref. 10112/APP/2008/2564 and is therefore recommended for approval.

11. Reference Documents


- (a) London Plan (February 2008)
- (b) Planning Policy Statement 1: Delivering Sustainable Development
- (c) Planning Policy Statement 9: Biodiversity and Geological Conservation
- (c) Planning Policy Guidance Note 13: Transport
- (d) Planning Policy Guidance Note 17: Open Space, Sport and Recreation
- (e) Planning Policy Statement 25: Development and Flood Risk
- (f) Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (g) Hillingdon Design and Accessibility Statement: Accessible Hillingdon
- (h) Hillingdon Supplementary Planning Document, July 2007: Planning Obligations
- (i) Letters making representations

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Notes

 Site boundary

For identification purposes only.

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10112/APP/2009/707

Scale
1:2,000

Planning Committee
North

Date
June 2009



HILLINGDON
LONDON