

From: Chris Boyle chris.boyle@archanaeum.com
Subject: Fwd: Re: Fwd: 73222/APP/2018/1022: LAND ADJACENT TO 70 VIOLET AVENUE
Date: 12 September 2018 at 13:02
To: Mark Pender mark@ppmplanning.com

CB

Hi Mark,

Case officer feedback on the 4 storey scheme submitted for planning.

Kind regards,

Chris Boyle

----- Forwarded message -----

From: Nicola Taplin <ntaplin@hillingdon.gov.uk>
Date: 6 June 2018 at 11:57:12 +01:00
Subject: Re: Fwd: 73222/APP/2018/1022: LAND ADJACENT TO 70 VIOLET AVENUE
To: chris.boyle@archanaeum.com

Dear Chris

I have now had an opportunity to discuss the proposal with the planning manager this morning and I am afraid that we do have significant concerns in terms of the scale of this proposal. I am concerned in terms of the 4 storey nature of the proposed building and its relationship with the adjacent maisonettes at Numbers 68 and 70 Violet Avenue both in terms of its bulk in close proximity to the boundary, its eaves and ridge height. It is my considered opinion that the frontage building would neither respect the spacing or form of development within the immediate vicinity and would result in an incongruous addition to the street scene. I am also concerned about the scale of the single storey rear element, which, despite being lowered in height from that previously considered, would appear out of keeping with the layout of development in the area. The bulk of the proposal is also considered to give rise to an overdominant form of development to the occupants of both 68 and 70 Violet Avenue. The Highways Officer has also raised an objection to the proposal on the grounds of inadequate parking. His comments are as follows:-

"The application site is located along Violet Avenue a local distributor road which is subject to a 30mph speed restriction. Within the vicinity of the site, Violet Avenue makes use of pedestrian refuge island, footway and street lighting. I note the development site is located within a controlled parking zone (between 9am -5pm).

Proposals include the construction of a four storey building comprising of 1 x 1-bed, 2 x 2-bed and 1 x 3-bed self contained units served by a car free development.

With regard to highway implications, it appears the proposed works will take place upon land which currently serves parking for the adjacent residential units (no. 68 & 70 Violet Avenue). This was apparent from my site visit. Whilst the adjacent units make use of a forecourt to accommodate parked cars, this is done so informally. Furthermore, the vehicle crossover does not have a license.

You as the Local Planning Authority have advised me that parking provision associated with no. 68 & 70 Violet Avenue has been accommodated for upon the development site. My assessment of the proposals is therefore based on this information.

When considering the quantum of development against the Councils Parking Standards, it is required that 3(no) parking spaces are provided to serve the proposed units. These spaces are to be accommodated for along the highway network.

As part of the submissions, a Lambeth Methodology Parking Survey was undertaken which demonstrates current on-street parking at an 82% occupancy level. Upon implementation of the proposed works, this percentage will increase up to 84%. It should be noted that this survey was carried out at times of peak residential parking demand and within a 200 metre walking distance of the site.

In addition to the 3(no) parking spaces required by the proposed development, parking currently associated with no. 68 & upon the development site will be displaced

onto the network. It is therefore considered that the predicted parking occupancy level will exceed the 85% occupancy level threshold.

The proposals will likely result in 5(no) displaced parking spaces which is detrimental to the operation of the highway network and is contrary to policies AM7 and AM14 of the Hillingdon Local Plan: Part two - Saved UDP Policies (November 2012). "

It is my intention to recommend that the application be refused and presented to the next available meeting of the Central Sout planning Committee

Yours faithfully

Nicola Taplin

On 5 June 2018 at 17:39, Chris Boyle <chris.boyle@archanaeum.com> wrote:

Hi Nicola,

Just wanted to say that if there is anything you want to chat about or get more clarity on prior to your meeting with the planning manager tomorrow please feel free to give me a call.

Kind regards,

Chris Boyle
07793 037342

On 5 June 2018 at 10:16:30 +01:00, Nicola Taplin <ntaplin@hillingsdon.gov.uk> wrote:

Dear Chris

My apologies for the delayed response. I am in the office tomorrow and intend to discuss your proposal with the planning manager before finalising my recommendation. I will provide you with feedback tomorrow after my discussion with the planning manager

Yours faithfully

Nicola Taplin

On 5 June 2018 at 10:13, Chris Boyle <chris.boyle@archanaeum.com> wrote:

Hi Nicola,

Following on from the email correspondence below, I still have not received a call back from you. I have just left another request for a call back.

Can you please give me a call today? I would be most grateful.

Kind regards,

Chris Boyle
07793 037342

----- Forwarded message -----

From: Chris Boyle <chris.boyle@archanaeum.com>

Date: 31 May 2018 at 10:36:59 +01:00

Subject: Fwd: 73222/APP/2018/1022: LAND ADJACENT TO [70 VIOLET AVENUE](#)

To: Nicola Taplin <ntaplin@hillingsdon.gov.uk>

Hi Nicola,

I left a call back request for you yesterday following on from the emails below. As you are aware, the decision is due today. It would be great if you could give me a call when you are free to discuss where you are on this scheme.

Looking forward to hearing from you soon.

Kind regards,

Chris Boyle

----- Forwarded message -----

From: Chris Boyle <chris.boyle@archanaeum.com>
Date: 29 May 2018 at 09:44:02 +01:00
Subject: 73222/APP/2018/1022: LAND ADJACENT TO [70 VIOLET AVENUE](#)
To: Nicola Taplin <ntaplin@hillingdon.gov.uk>

Hi Nicola,

Hope you enjoyed the long weekend. I didn't hear from you last Friday (25th) as per your email below, can you please come back to me today on the current status of the application? Happy to speak over the phone as well.

Kind regards,

Chris Boyle
07793 037342

----- Forwarded message -----

From: Chris Boyle <chris.boyle@archanaeum.com>
Date: 15 May 2018 at 16:19:13 +01:00
Subject: Re: Re: 73222/APP/2018/1022: LAND ADJACENT TO [70 VIOLET AVENUE](#)
To: Nicola Taplin <ntaplin@hillingdon.gov.uk>

Hi Nicola,

With regards to the visual impact being out of keeping with the locality, we have taken inspiration from the local context to form a new modern interpretation for the proposed building (page 5 of D&A). The design and overall architectural aesthetic was very much supported by the council at pre-planning. It is worth reiterating that the proposal is also on a corner site which the council specifically designates as areas to create a strong landmark, where proposed buildings are less likely to relate to their immediate neighbours (Para 5.6 of Residential Layouts SPD). It is also not in a conservation area or in the immediate vicinity of any listed buildings.

To be clear, the site is not adjacent to the school. The access road to the school passes by the site but the school itself is considerably further back and not overlooked in any way by the proposed development.

The transport statement is correct stating that there are no parking rights for the adjacent occupiers. This information was clarified with the owner/applicant. If you feel it necessary, I'm sure I could get a copy of the lease over to you to substantiate this?

Furthermore, our transport consultant has agreed directly with the council's highways officer that it is acceptable to propose no parking on site providing that the predicted parking occupancy levels do not exceed 85%. As concluded in the transport assessment, this level is not met or exceeded and as such falls within the highways officer's stipulated parameters.

It is also important to note that the Mayors SPG on sustainable design and construction (and the London Plan generally) promotes car free developments. Getting rid of landscaped areas and/or cycle storage to house car parking facilities would be categorically in breach of these documents. There are also obvious noise and air quality benefits with car parking not being provided on site.

In short, I can understand and sympathise why local residents may have these initial concerns (professional transport statements discussing on street occupancy percentages and parking beat surveys are very difficult to understand from a layman's perspective). However, as demonstrated in the submitted information there will not be any tangible issues arising from the completed development, especially with regards to parking.

I hope the above helps, please let me know if you need any further clarification on anything else.

Kind regards,

Chris Boyle

On 15 May 2018 at 14:58:35 +01:00, Nicola Taplin <ntaplin@hillingdon.gov.uk> wrote:

Dear Chris

The content of the above email is a personal communication and is not to be used for any other purpose.

The majority of the concerns relate to visual impact being out of keeping with the locality and the impact on parking stress, adjacent to the school. A number of objectors have confirmed that the space is currently used for the parking of cars. Please could you clarify the use of the existing parking spaces. I note your transport statement confirms that the existing adjacent occupants do not have a right to park on this site.

Regards

Nicola

On 15 May 2018 at 14:52, Chris Boyle <chris.boyle@archanaeum.com> wrote:

Hi Nicola,

Thanks for getting back to me, I will await your feedback next Friday.

Are you able to tell me what the main objections are from the neighbouring properties?

If you need us to carry out any additional studies on the proposed development and/or make any amendments that may alleviate some of the concerns then please let me know.

Kind regards,

Chris Boyle

On 15 May 2018 at 14:34:22 +01:00, Nicola Taplin <ntaplin@hillingdon.gov.uk> wrote:

Dear Chris

I have received a significant number of objections from the neighbouring properties and a number of concerns have been raised that insufficient time has been given to respond to the consultation. I have therefore advised that I will hold fire in making my full assessment of the application until the latter part of next week when I return from a short period of annual leave. I will provide you with feedback next Friday 25th May.

Yours faithfully

Nicola Taplin

On 15 May 2018 at 14:19, Chris Boyle <chris.boyle@archanaeum.com> wrote:

Hi Nicola,

I haven't heard from you on this. Can you please give me an update on how the application is progressing?

Happy to speak on the phone if it's easier.

Kind regards,

Chris Boyle
07793 037342

----- Forwarded message -----

From: Chris Boyle <chris.boyle@archanaeum.com>

Date: 8 May 2018 at 15:59:34 +01:00

Subject: Re: 73222/APP/2018/1022: LAND ADJACENT TO [70 VIOLET AVENUE](#)

To: Nicola Taplin <ntaplin@hillingdon.gov.uk>

Hi Nicola,

Hope all is well. I was just wondering if you've had any notable feedback on this application now that the consultation period has ended?

In any event please give me an update on how this is progressing and whether or not you need any additional and/or amended information.

Kind regards,

Chris Boyle

On 16 April 2018 at 12:08:18 +01:00, Nicola Taplin
<ntaplin@hillington.gov.uk> wrote:

Dear Mr Boyle

Thank you for your telephone message regarding the above planning application. The application is currently in the early stages of consultation with the consultation period not expiring until 5 May 2018. I will endeavour to provide you with some feedback following the expiry of the consultation period,

Yours faithfully

--

Nicola Taplin
Planning Officer
Resident Services | London
Borough of Hillingdon
3N, Civic Centre | London
Borough of Hillingdon

Tel: 01895 250230

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