

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received ☐
2. Application complies with all relevant planning policies and is acceptable on planning grounds ☐
3. There is no Committee resolution for the enforcement action ☐
4. There is no effect on listed buildings or their settings ☐
5. The site is not in the Green Belt (but see 11 below) ☐

REFUSAL RECOMMENDED: GENERAL

6. Application is contrary to relevant planning policies/standards ☐
7. No petition of 20 or more signatures has been received ☐
8. Application has not been supported independently by a person/s ☐
9. The site is not in Green Belt (but see 11 below) ☐

RESIDENTIAL DEVELOPMENT

10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha ☐
11. Householder application in the Green Belt ☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses ☐
13. Refusal of change of use from retail class A1 to any other use ☐
14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. ☐

CERTIFICATE OF LAWFULNESS

15. Certificate of Lawfulness (for proposed use or Development) ☐
16. Certificate of Lawfulness (for existing use or Development) ☐
17. Certificate of Appropriate Alternative Development ☐

CERTIFICATE OF LAWFULNESS

18. ADVERTISEMENT CONSENT (excluding Hoardings) ☐
19. PRIOR APPROVAL APPLICATION ☐
20. OUT-OF-BOROUGH OBSERVATIONS ☐
21. CIRCULAR 18/84 APPLICATION ☐
22. CORPSEWOOD COVENANT APPLICATION ☐
23. APPROVAL OF DETAILS ☐
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval ☐
25. WORKS TO TREES ☐
26. OTHER (please specify) ☐

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address GROVE BAY GROVE LANE HILLINGDON

Development: 2 x two and a half storey, 4-bed semi-detached dwellings, with associated parking and installation of vehicular crossovers, involving demolition of existing dwelling

LBH Ref Nos: **73172/APP/2018/992**

Drawing Nos: HN/083/101
 HN/083/106
 HN/083/107
 HN/083/108
 HN/083/105
 HN/083/109
 HN/083/110
 HN/083/111
 HN/083/102
 HN/083/103
 HN/083/104

Date Plans received : 28/03/2018

Date(s) of Amendment(s):

Date Application Valid: 28/03/2018

1. **SUMMARY**

The application seeks planning permission for the erection of 2 x two and a half storey, 4-bed semi-detached dwellings, with associated parking and installation of vehicular crossovers, involving demolition of existing dwelling and follows the refusal of application reference 73172/APP/2017/3322 for 3 x three storey terraced dwellings with associated parking and amenity space, involving demolition of existing dwelling house. This revised application fails to fully address the previous concerns raised in terms of visual impact and outdoor amenity space provision.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of its siting, size, scale, excessive height, would result in a visually incongruous and overdominant form of development, which would fail to harmonise with the existing local context of the surrounding area. The proposal would therefore, be detrimental to the visual amenity and character of the surrounding area and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 7.1 and 7.4 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016), the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and the NPPF (March 2012).

2 NON2 Non Standard reason for refusal

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units would result in an

over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 I52 Compulsory Informative (1)

The decision to REFUSE 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 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary

Planning Document, adopted January 2010

LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

4 I71 LBH worked applicant in a positive & proactive (Refusing)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

5 I74 Community Infrastructure Levy (CIL) (Refusing Consent)

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises of a detached bungalow located on the Eastern side of Grove Lane which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The property has a substantial rear garden which is overgrown and extends to Royal Lane. A mature pine tree is located in the rear garden. It is noted that there is an extant permission for a new dwelling to the rear.

3.2 Proposed Scheme

The application seeks planning permission for the erection of 2 x two and a half storey, 4-bed semi-detached dwellings, with associated parking and installation of vehicular crossovers, involving demolition of existing dwelling

3.3 Relevant Planning History

73172/APP/2017/3322 Grove Bay Grove Lane Hillingdon

3 x three storey terraced dwellings with associated parking and amenity space, involving demolition of existing dwelling house

Decision: 03-01-2018 Refused

Comment on Planning History

73172/APP/2017/3322 - 3 x three storey terraced dwellings with associated parking and amenity space, involving demolition of existing dwelling house was refused for the following reasons:

1. The proposal, by reason of its siting, size, scale, excessive height, design, layout and site coverage, would result in a cramped development of the site, which is visually incongruous and would fail to harmonise with the existing local context of the surrounding area. The principle of intensifying the residential use of the site to the level proposed would have a detrimental impact on the character and appearance of the residential area as a whole. The proposal is detrimental to the visual amenity and character of the surrounding and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 7.1 and 7.4 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016), the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and the NPPF (March 2012).
2. The proposal would provide an indoor living area of an unsatisfactory size and quality for the future occupiers of the 4 x 4 bedroom dwellings and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).
3. Due to the proposed siting of the off street parking bays, the proposal would result in a large area of hardstanding/parking on the frontage, and would not allow sufficient space to mitigate this impact by way of soft landscaping. The proposal would therefore be detrimental to the visual amenities of the street scene and character and appearance of the wider area, contrary to Policy BE1 of the Hillingdon Local Plan (November 2012), Policies BE13, BE19 and BE38 of the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012).
4. The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units would result in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
5. The proposal fails to demonstrate clear access zones within the entrance level WC, spatial requirements within entrance lobby, kitchen, bedrooms and bathrooms. As such the proposal would fail to comply with Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015 which aims to ensure that there is an appropriate standard of housing stock. The proposal is thus contrary to Policy 3.8 of the London Plan, the Mayor of London's adopted Supplementary Planning Guidance -

Housing (March 2016), and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

8 neighbouring properties were consulted by letter dated 4.3.18 and a site notice was displayed to the front of the site which expired on 3.5.18. 6 letters of objection received raising the following concerns:

1. Three storey town houses being entirely out of keeping with the established character of development.
2. Inadequate parking provision leading to congestion on Grove Lane, a very narrow residential road;
3. Overdevelopment.
4. Loss of light.
5. Previous concerns not overcome.
6. Fir tree already results in loss of light tall buildings would add to this.

Landscape Officer:

This site is occupied by a bungalow on the East side of Grove Lane, a small residential street, off Pield Heath Road. The front garden of The Grove includes vegetation and space for off-street parking. There is mature pine tree to the rear of the property which is a significant landscape feature in the area. There are no tree, landscape planning, designations affecting this site. No access was gained to the rear of the site.

COMMENT: This site has been the subject of a previous application, ref. 2017/3322, which was refused. According to the response to the planning questionnaire (Q15), no trees will be affected by the proposal. There is no site plan of either the existing or the proposed building. It is therefore impossible to understand the site layout and external spaces within the context of the site.

RECOMMENDATION: The application should be refused due to the lack of site plans, without which it is impossible to assess the impact of the proposal on the local environment or the character and appearance of the area. This fails to satisfy saved policies BE19 and BE38.

EPU:

These issues are minor and can be dealt with via condition. In light of this I do not have any objections to the application but suggest the following if you are mindful to grant the application: Prior to commencement of the development hereby approved, a demolition method statement and a construction management plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800 -1300 hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to

persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period. Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site. At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible. No waste materials should be burnt on site of the development hereby approved.

Highways - No response received.

Access Officer - No response received.

6. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

In addition:

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Policies BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded.

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

The Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings. The principle involves drawing a line from the mid-point of an existing/new window that is potentially affected by a new dwelling at an angle of 45 degrees towards the new building. Paragraph 4.12 of the HDAS SPD specifies that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. It gives advice that the distance should not be less than 21 m between facing habitable room windows.

The submitted plans confirm that a minimum separation distance of 21 m would be retained between the two storey block of terraced houses and the approved dwelling to the rear demonstrating that the proposal would not result in an unacceptable loss of privacy to the future occupants of this property. Furthermore the proposed block would not project beyond the rear elevations of both adjacent properties at Iona and Nova. Iona has 4 x windows in its flank elevation facing the application site. However these windows serve non habitable rooms. Nova has a side facing window serving a stairway. The proposal would not, on balance, constitute an un-neighbourly form of development in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.2 Impact on Street Scene

The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'. Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the

property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

This revised scheme shows a reduction in the number of units by 1 which has allowed for a separation distance of over a metre between the flank walls and the side boundaries. However at an eaves height of 7.1 m and ridge height of 10.35 m, the proposed houses would appear out of keeping with the established character and appearance of the development in Grove Lane which comprises of two storey and single storey development. The proposal therefore, by reason of its excessive height, siting, design, and size, would result in a visually incongruous and overdominant form of development which would fail to harmonise with the established character of the surrounding area. The proposal is therefore contrary to the NPPF, Policy BE1 of the Hillingdon Local Plan (November 2012), Policies BE13, BE19, BE21, and BE22 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), the Council's Supplementary Planning Document HDAS: Residential Layouts and the London Plan (2016).

7.3 Traffic Impact/Pedestrian Safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The site has a PTAL value of 2 (poor) which suggests that there will be a strong reliance on private car trips to and from the site. The proposed layout show 2 car parking spaces for each 4b townhouse which meets with the Council's policy on off-street car parking. There are two wide vehicular crossovers with a gap in the middle for pedestrian refuge. In the event of an approvable scheme, the provision of refuse/recycling bin stores at the front of the property along with secure cycle storage (2 spaces per property) could be conditioned.

7.4 Carparking & Layout

See above.

7.5 Urban Design, Access and Security Considerations

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A four bedroom (7 person) dwelling over 3 storeys is required to have a minimum internal floor area of 121 square metres. At an internal floor area of 122.5 square metres the proposal complies with this minimum standard.

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity

of the occupants of the proposed and surrounding buildings'. A four bedroom property is required to provide 100 square metres of usable external amenity space. The submitted plans indicate the position of the rear wall of the dwelling to the rear which is approved under an extant permission, however the position of the rear boundary of the curtilage of this property is not plotted. It is however apparent that each of the 2 proposed dwellings would be served with an area of outdoor amenity space which would be seriously short of the required 100 square metres. The area is likely to be approximately 65 square metres per dwelling. The proposal therefore fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), and the Council's HDAS (SPD): 'Residential Layouts',

7.6 Other Issues

Access

The previous application was refused on the grounds that the proposal failed to demonstrate clear access zones within the entrance level WC, spatial requirements within entrance lobby, kitchen, bedrooms and bathrooms. This revised applications confirms that the development would provide a level entrance and conform with Building Regulations in terms of Access. No accessibility concerns are therefore raised.

Landscaping

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. There is mature pine tree to the rear of the property which is a significant landscape feature in the area. There are no tree, landscape planning, designations affecting this site. The pine tree is not indicated on plan. The footprint of the proposed building does not extend so far back towards the tree as the existing footprint. Nevertheless, in the event of an approvable scheme protective measures would be required to ensure that the tree is protected throughout any demolition and re-construction in such close proximity. The previous application was refused on the grounds that due to the proposed siting of the off street parking bays, the proposal would result in a large area of hardstanding/parking on the frontage, and would not allow sufficient space to mitigate this impact by way of soft landscaping. This revised scheme reduces the number of parking spaces by 2 and indicates some soft landscaping. It is considered that in the event of an approvable scheme, a landscaping condition could be imposed to secure acceptable soft landscaping .

CIL

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

The scheme is CIL liable. Presently calculated the amounts would be as follows;

LBH CIL £17,941.37

London Mayoral CIL £7,024.96

Total CIL £24,966.33

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230