

APPEAL PRECEDENT

Example 2



Mr Jeff Gillett
The Gillett Macleod Partnership
1 High Road
Old Eastcote
Pinner HA5 2EW

Application Ref: 71295/APP/2017/481

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Erection of a three storey building to create 3 x 2-bed self-contained flats, 1 x 1-bed self-contained flat and 1 x studio flat with associated parking, involving demolition of existing chapel.

Location of development: West Way Chapel West Way Ruislip

Date of application: 27 February 2017

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning and Enforcement

Date: 6 September 2017

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

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SCHEDULE OF CONDITIONS

- 1 · 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 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 17/3081/01 REV D, 17/3081/02 REV D, 17/3081/03 REV C, 17/3081/04 REV E, 17/3081/05 REV E, 17/3081/06 REV C, 17/3081/07 REV C, 17/3081/08 REV C; and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

- 3 · No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 4 · No development shall take place until details of all materials and external surfaces, including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

SCHEDULE OF CONDITIONS

- 5 · No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -
1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
 5. Schedule for Implementation
 6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

- 6 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 7 or 73a West Way.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

SCHEDULE OF CONDITIONS

- 7 · The window(s) facing 7 and 73a West Way which are the North West and South East elevations on all floor levels shall be glazed with permanently obscured glass and on first floor and above, non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 8 · No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

- 9 · The building and dwelling(s) shall achieve '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). No dwelling shall be occupied until accreditation has been achieved.

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 exercising 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, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

- 10 · The ground floor dwellings hereby approved are to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

REASON:

To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

SCHEDULE OF CONDITIONS

- 11 · Prior to the commencement of development (including any demolition works) recording of the building to Historic England Level 2 (in accordance with guidance set out by Historic England in Understanding Historic Buildings: A Guide to Good Recording Practice, May 2016). The recording and document shall be completed, submitted and approved in writing by the Local Planning Authority (LPA). The scope of the recording is to be agreed with the LPA prior to the commencement of demolition and comprise of a brief Written Scheme of Investigation (WSI). Copies of final documents are to be made available to the LPA, Local History Library and Historic England.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with policies BE1 and HE1 of the Local Plan Part 1 (2012)

- 12 · The dwellings hereby approved shall be constructed to meet the standards for a Category 2M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON:

To ensure an appropriate standard of housing stock in accordance with London Plan (2016) policy 3.8c, is achieved and maintained.

INFORMATIVES:

- 1 · Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).
- 2 · A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW
- 3 · You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.
- 4 · The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering

SCHEDULE OF CONDITIONS

materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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

- 5 . 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. 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.
- 6 . 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).
- 7 . 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) 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 (July 2011) and national guidance.

Part 1 Policies:

- | | |
|---------|--------------------------|
| PT1.BE1 | (2012) Built Environment |
| PT1.HE1 | (2012) Heritage |

Part 2 Policies

- | | |
|------|---|
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| BE4 | New development within or on the fringes of conservation areas |
| BE10 | Proposals detrimental to the setting of a listed building |
| 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. |

SCHEDULE OF CONDITIONS

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.
H4	Mix of housing units
H8	Change of use from non-residential to residential
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
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	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 3.16	(2015) Protection and enhancement of social infrastructure
LPP 5.3	(2015) Sustainable design and construction
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF12	NPPF - Conserving & enhancing the historic environment
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

8 . 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.

9 . You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

SCHEDULE OF CONDITIONS

- 10 . The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.
- 11 . 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.
- 12 . 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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, Bank or Public Holidays.
- B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
- C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.
- D. No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.
- 13 . You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy on commencement of this development. A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the

SCHEDULE OF CONDITIONS

anticipated commencement date and any changes in liability through submission of the appropriate forms.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 71295/APP/2017/481

SCHEDULE OF PLANS

17/3081/05 Rev E - N.E. Elevation - received 02 Aug 2017
17/3081/04 Rev E - received 02 Aug 2017
17/3081/03 Rev C - received 19 May 2017
17/3081/06 Rev C - S.W. Elevation - received 19 May 2017
17/3081/07 Rev C - S.E. Elevation - received 19 May 2017
17/3081/08 Rev C - N.W. Elevation - received 19 May 2017
15/2941/01 - Rev D - visual - received 22 May 2017
15/2941/02 - Rev D - visual - received 22 May 2017
Location Plan - received 10 Feb 2017

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://Planning-inspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

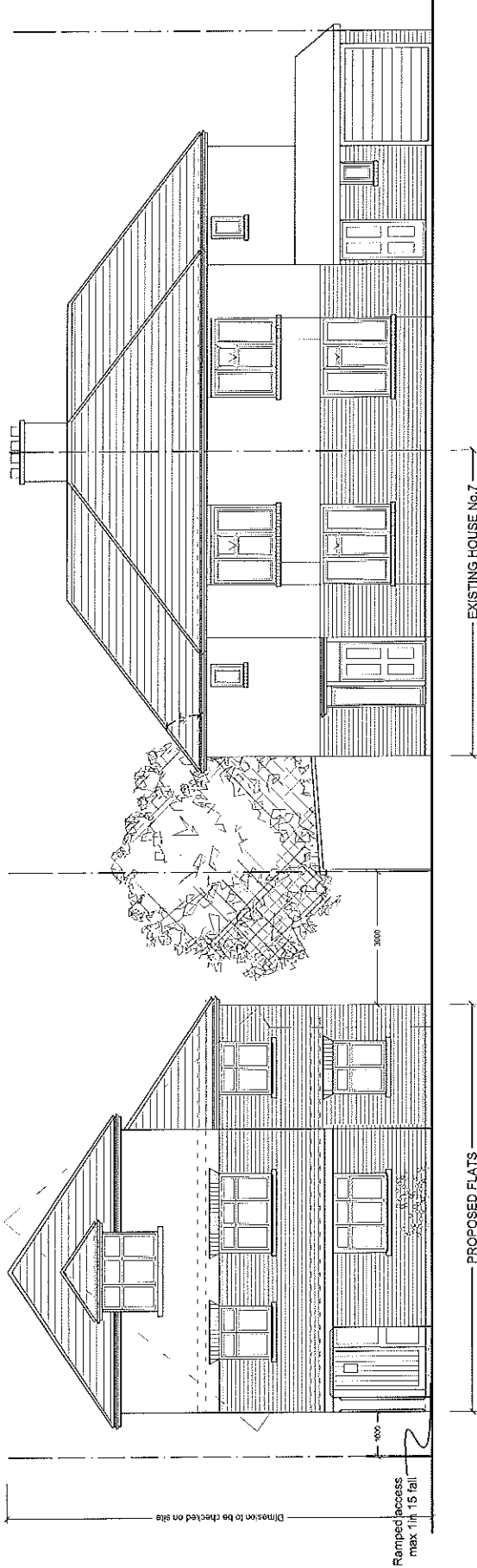
In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

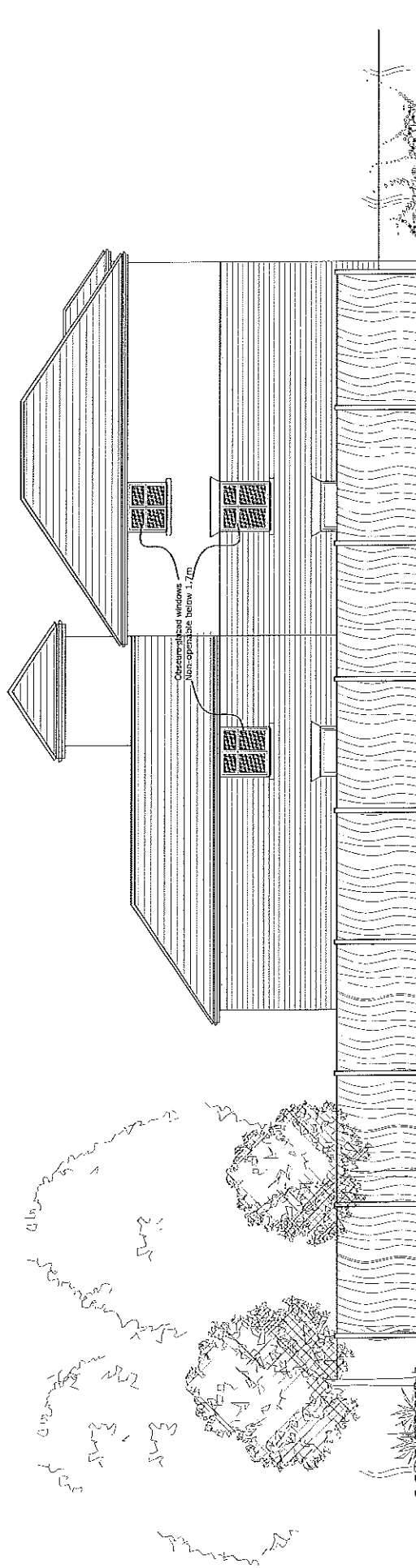
In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

REV.	AMENDMENTS
E	Ramped access



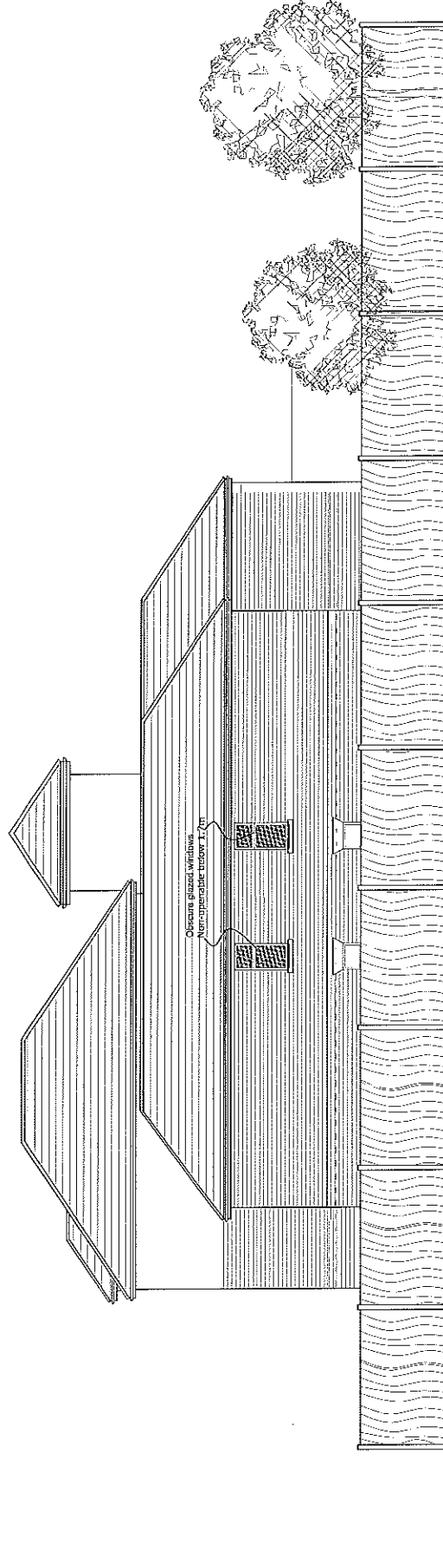
PROPOSED NORTH EAST ELEVATION

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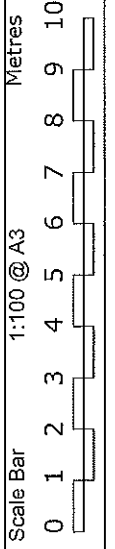
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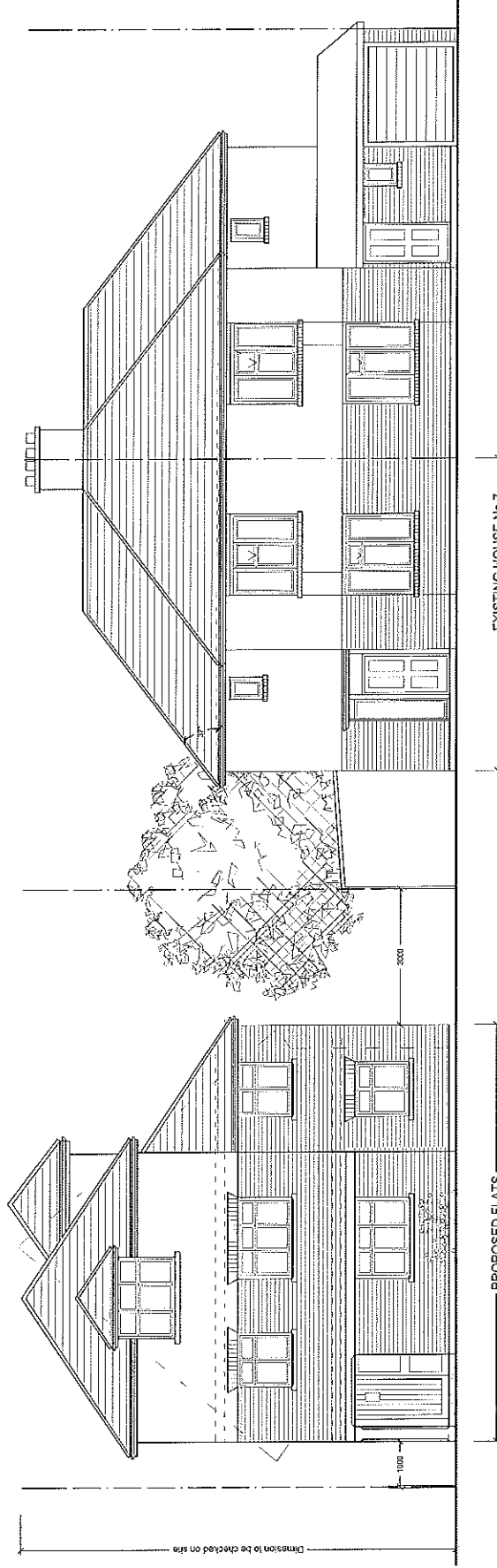
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 THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Etonale Pinner Middlesex HA5 2EW Tel. 0208 888 1333
Drawn by D. Suarez

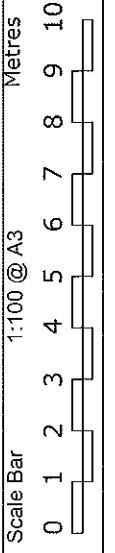
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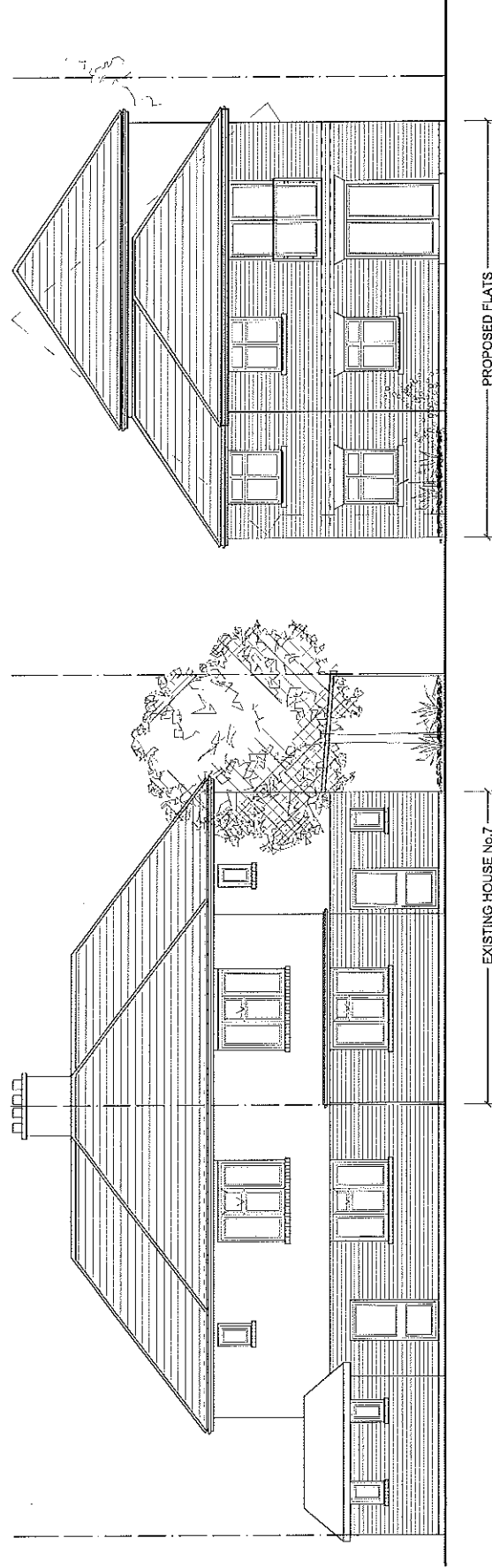
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THE GILLET MACLEOD PARTNERSHIP
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1 High Road Old Earside Pinner Middlesex HA5 2EW Tel. 0208 868 1333

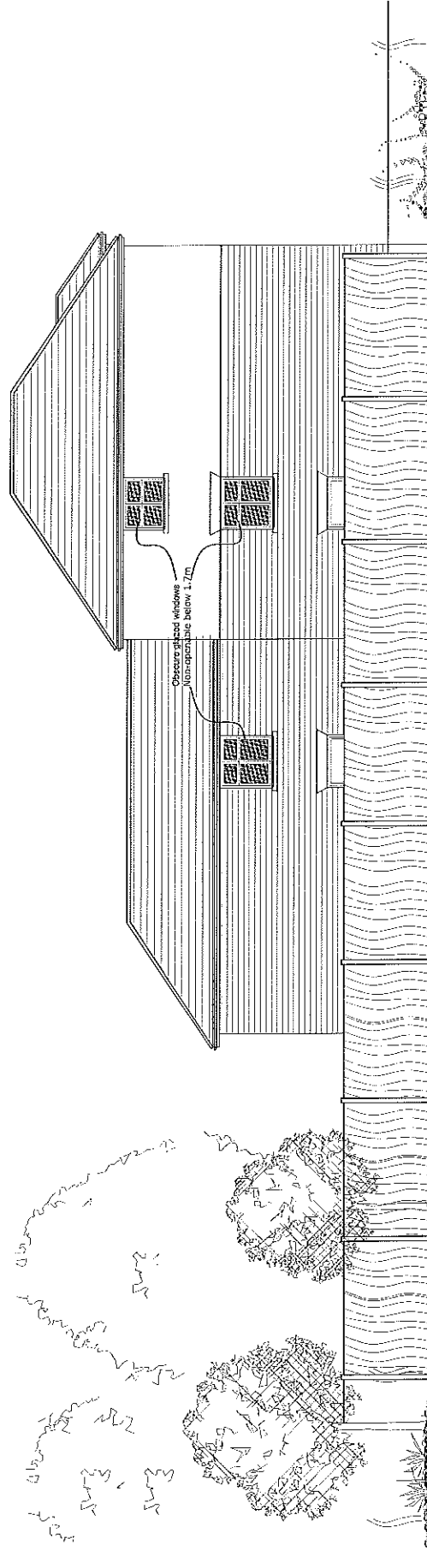
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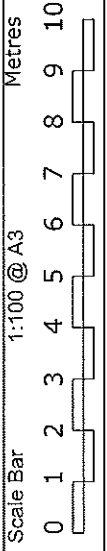
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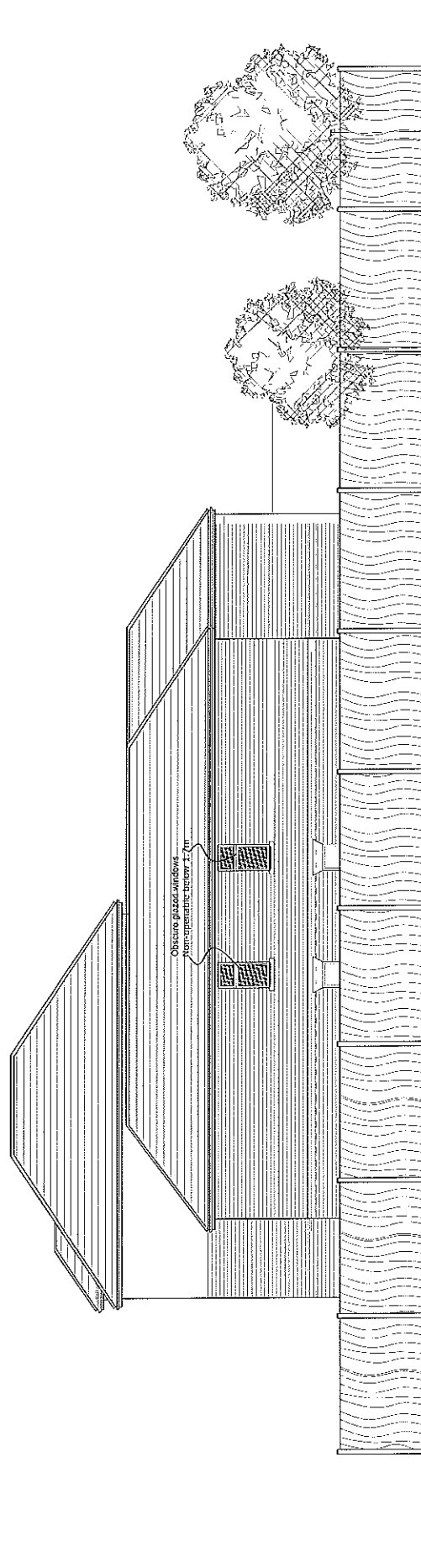
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Chartered Architects & Town Planning Consultants
1 High Road Old Epsale Pinner Middlesex HA5 2EW Tel. 0208 888 1333

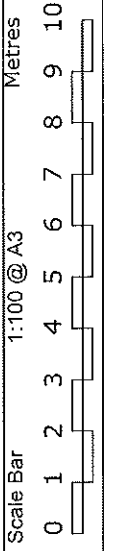
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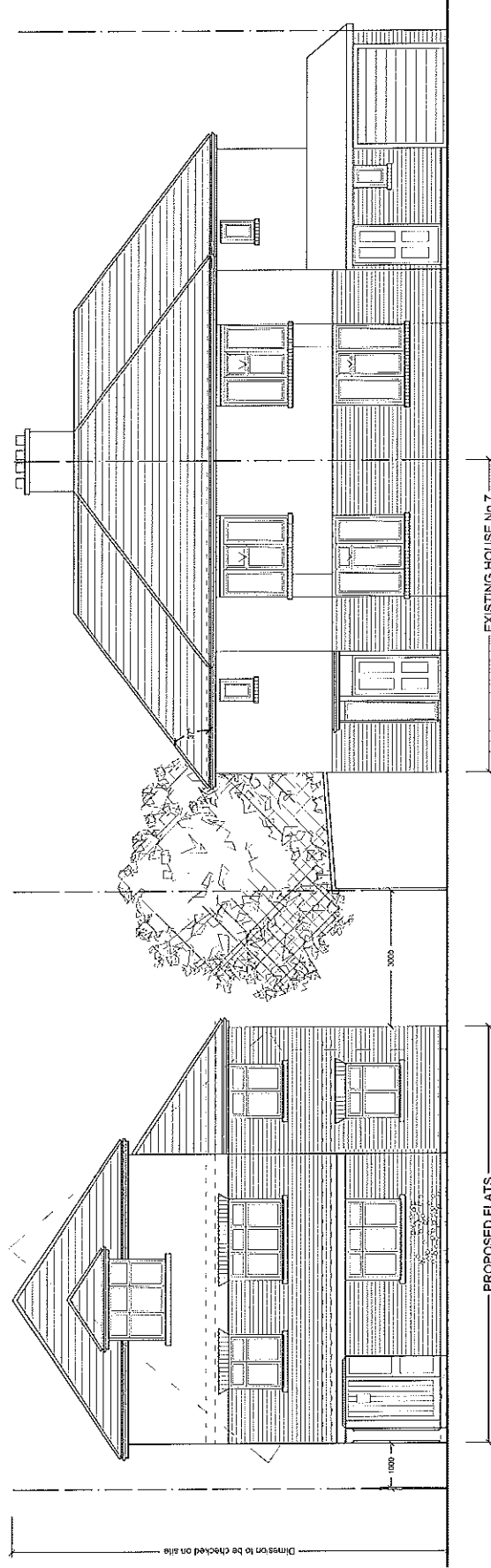
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RUISLIP, HILLINGDON HA4 8HS



 THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Canale Primer Middlesex HA5 2JW Tel. 0208 568 1353

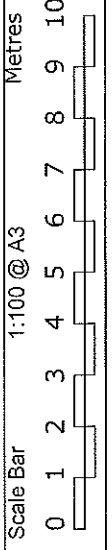
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PROPOSED NORTH EAST ELEVATION

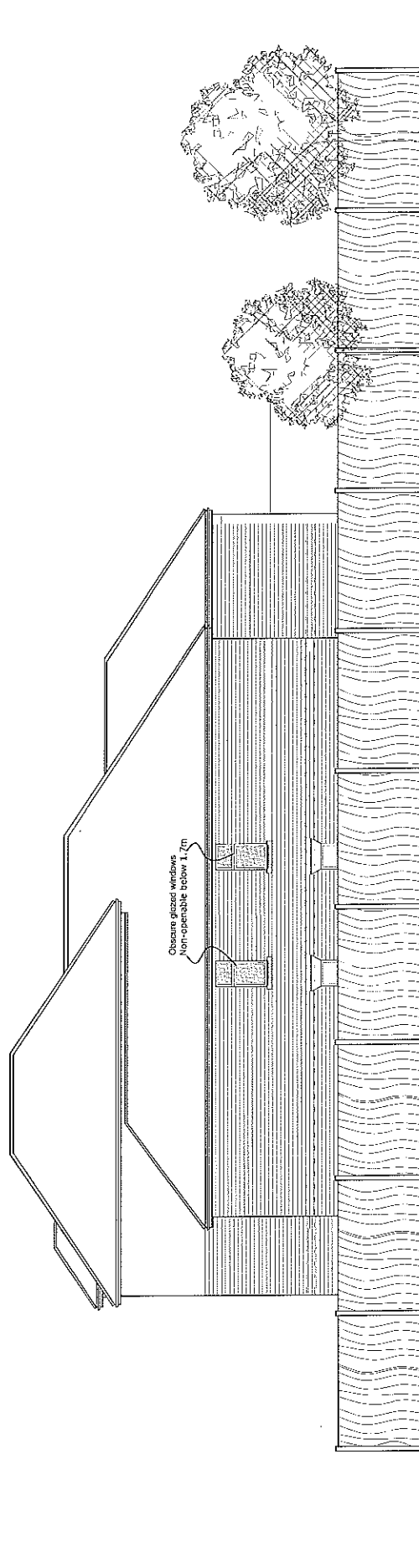
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THE GILLET MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastside Printer Middlesex HA5 2JW Tel. 0208 886 1333

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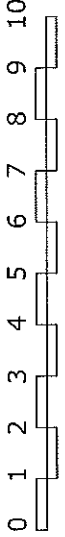
PROPOSED NORTH WEST ELEVATION

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RUISLIP, HILLINGDON HA4 8HS

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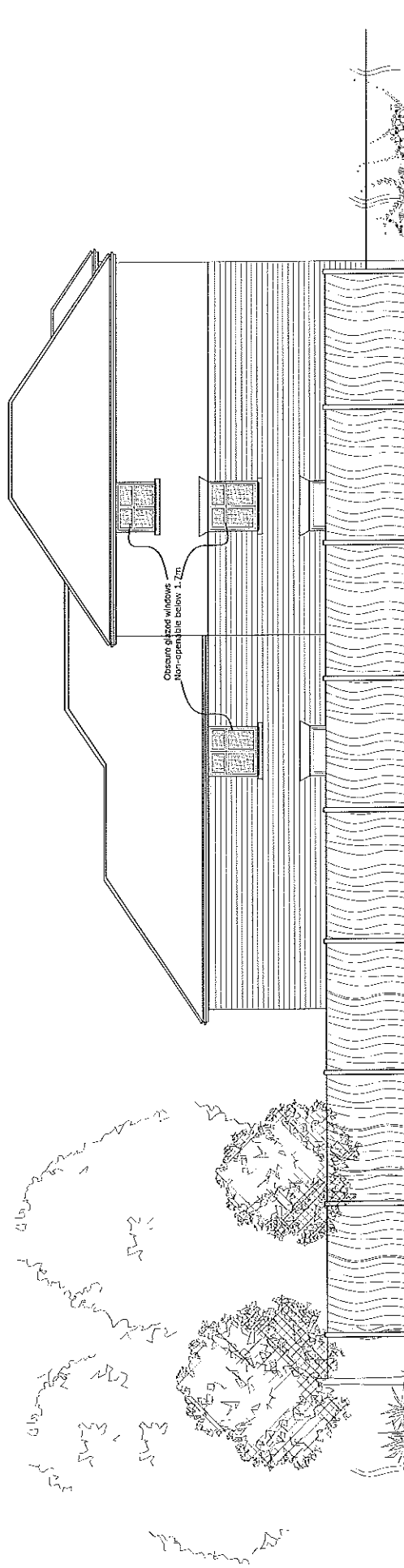
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THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Canonside Planners Midlands HA5 2EW Tel. 0208 858 1333

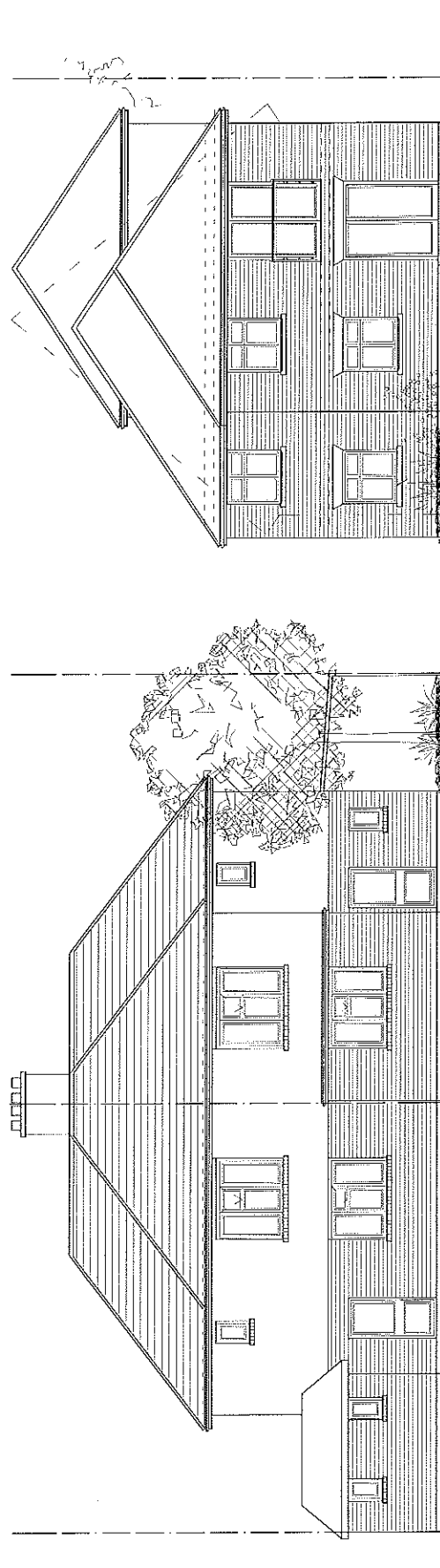
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PROPOSED SOUTH EAST ELEVATION

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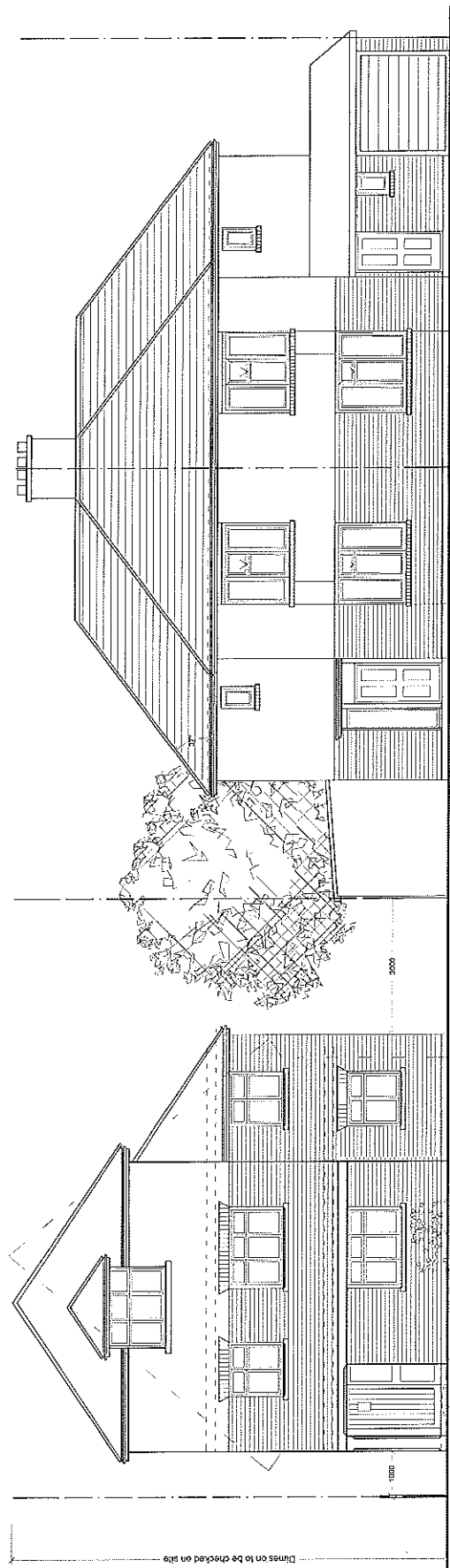
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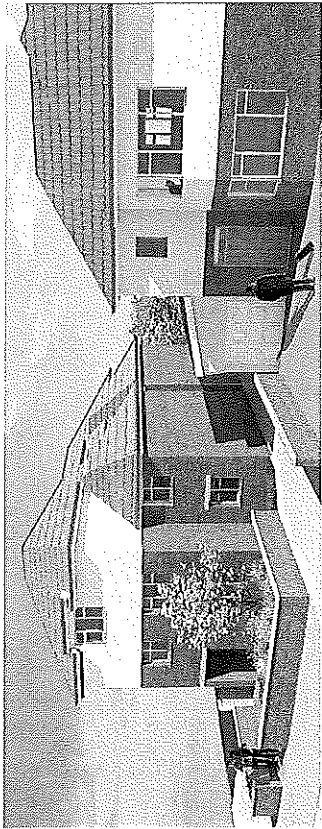
THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Earside Pinner Middlesex HA5 2EW Tel: 0208 865 1333

Proj. No. 17/3081/06 B
Scale 1:100 @ A3
Date 13/01/17
Drawn by D. Suarez
REVISION
B
C

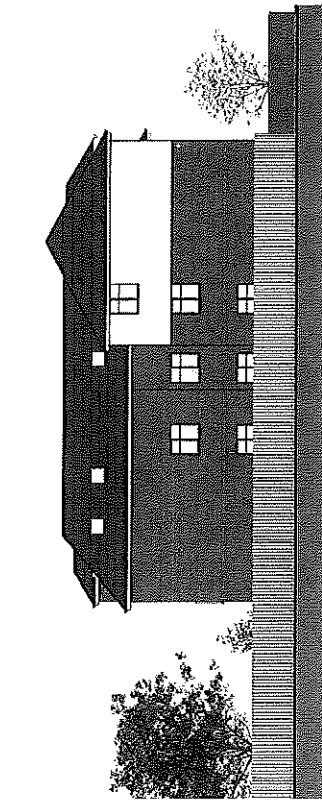
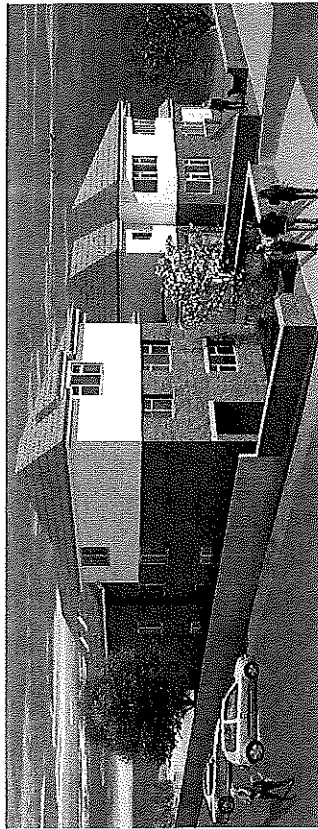


PROPOSED NORTH EAST ELEVATION

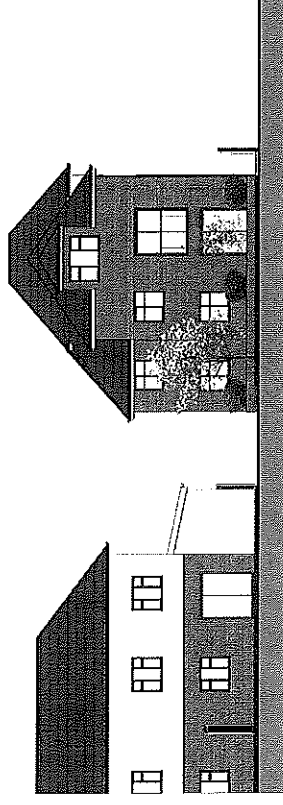
WEST WAY CHAPEL, WEST WAY RUISLIP, HILLINGDON HA4 8HS		Scale Bar 1:100 @ A3 0 1 2 3 4 5 6 7 8 9 10 Metres		THE GILLETT MACLEOD PARTNERSHIP Chartered Architects & Town Planning Consultants 1 High Road Old Earsate Pinner Middlesex HA5 2EW Tel: 0208 888 1333	Dr. No. 17/3081/05B	REVISION B
					Scale 1:100 @ A3	Date 13/01/17
				Drawn by D. Suarez	(C)	



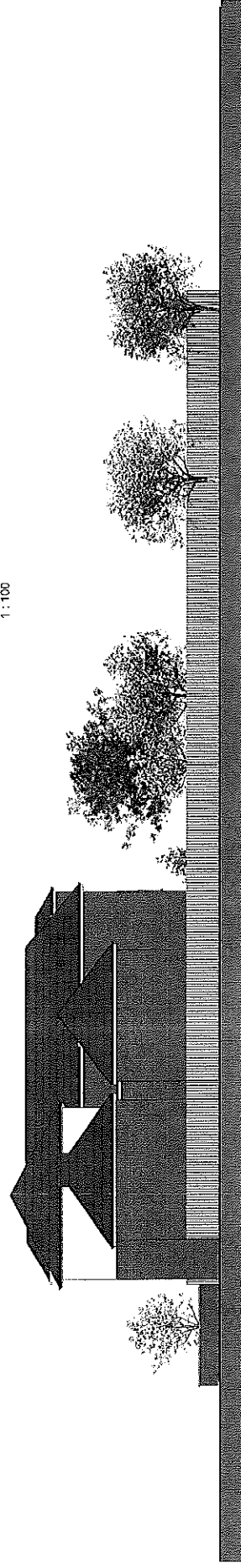
NORTH WEST ELEVATION
1 : 100



SOUTH EAST ELEVATION
1 : 100



SOUTH WEST ELEVATION
1 : 100



NORTH WEST ELEVATION
1 : 100

West Way Chapel, West Way, Ruislip
HA4 8HS



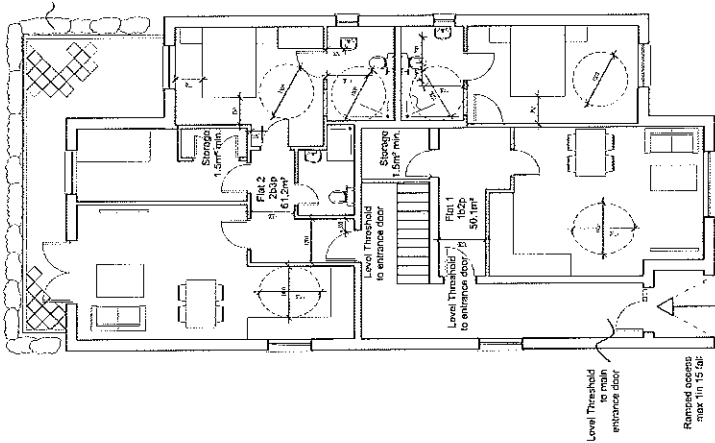
THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
High Road 20a Castle Ferry Middlesex HA5 2EW UK 0208 868 1433

1 : 100 @ A1

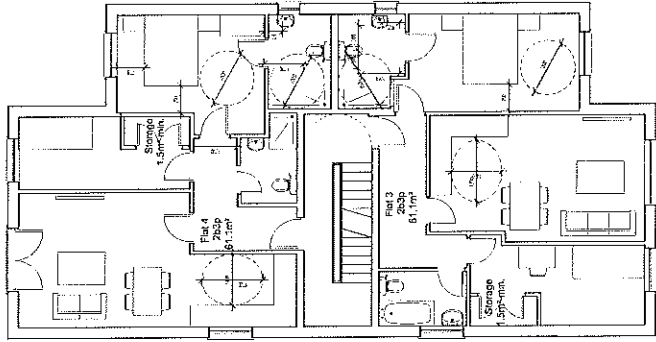
REVISION	DATE	BY	APP'D
1	31/01/2017	C. Garbhuno	



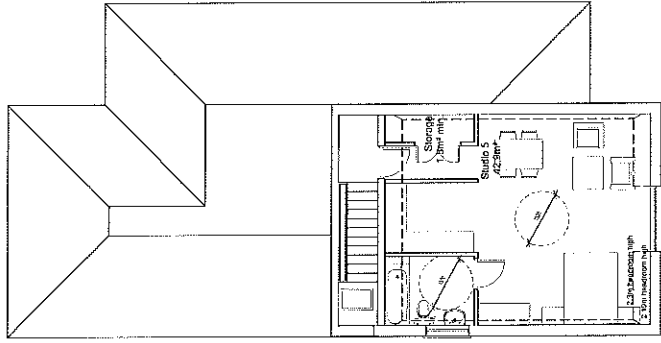
REV.	AMENDMENTS
E	Ramped access



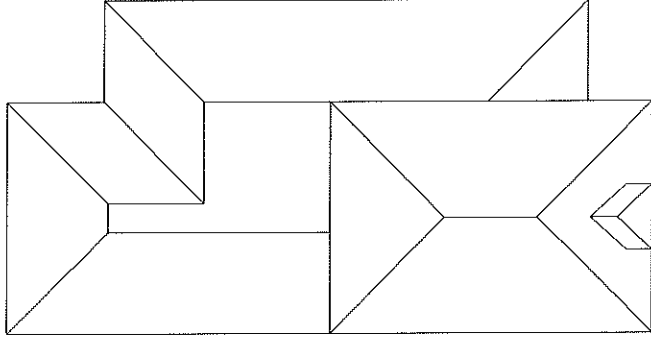
GROUND FLOOR



FIRST FLOOR



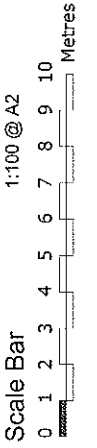
SECOND FLOOR



ROOF PLAN

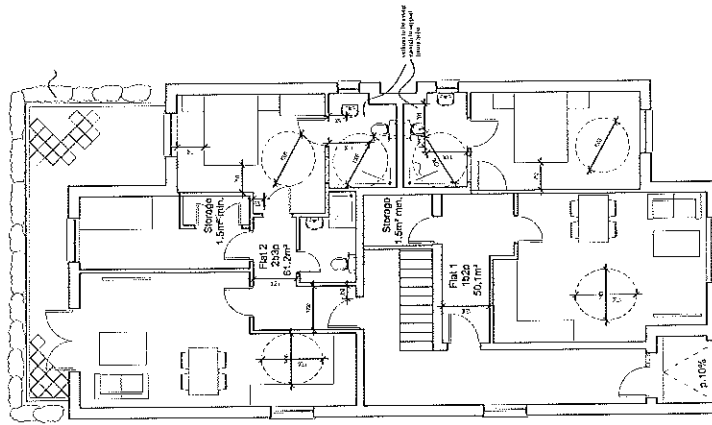
PROPOSED FLOOR PLANS

WEST WAY CHAPEL, WEST WAY RUISLIP,
HILLINGDON HA4 8HS

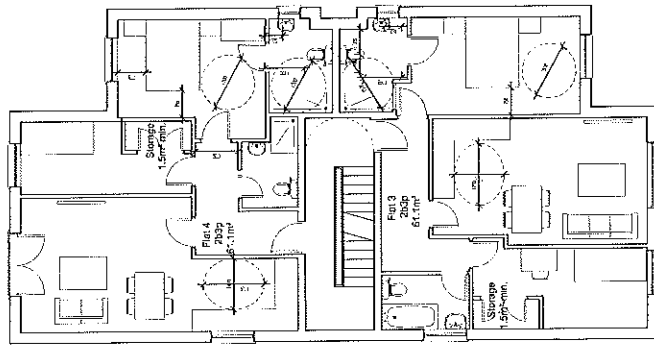


THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Catepole Peterborough PE6 1SS

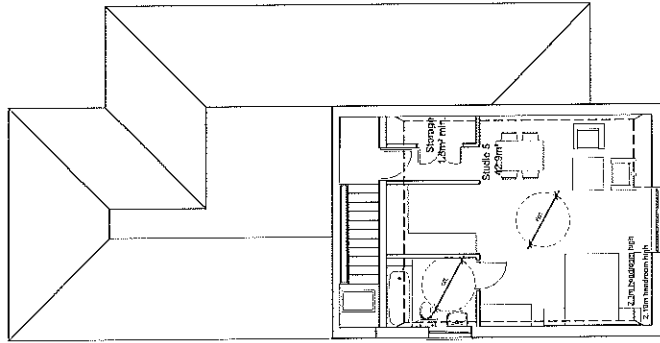
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Scale 1:100	E
Date 13/01/17	
Drawn by D. Suarez	



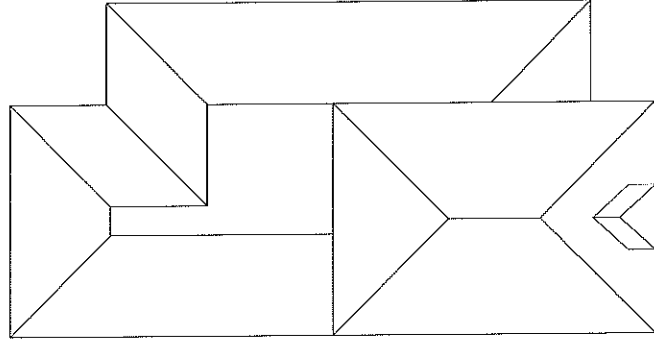
GROUND FLOOR



FIRST FLOOR



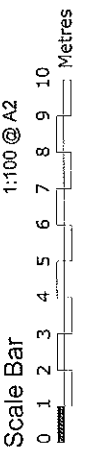
SECOND FLOOR



ROOF PLAN

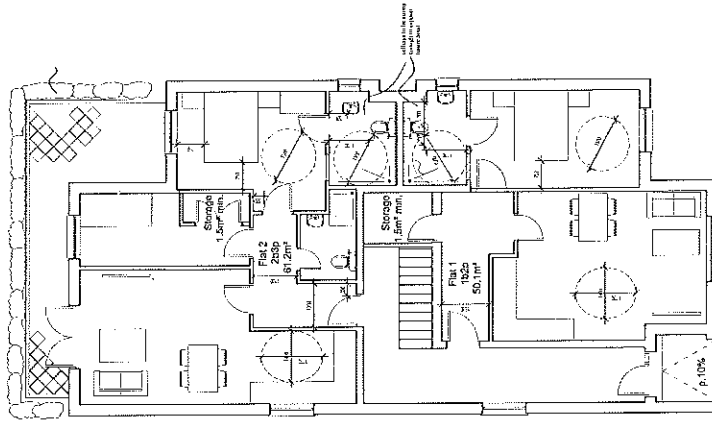
PROPOSED FLOOR PLANS

WEST WAY CHAPEL, WEST WAY RUISLIP,
HILLINGDON HA4 8HS

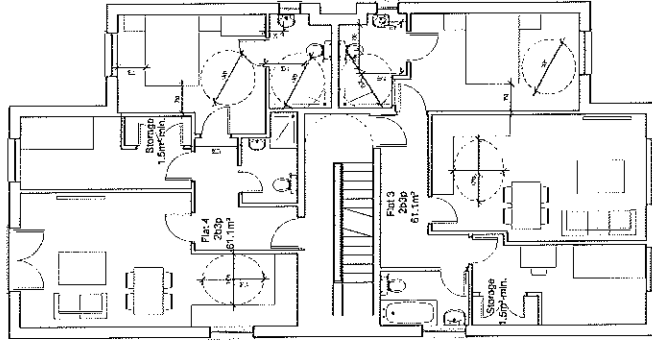


THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Catorse Primer Middlesex HA5 2DW M. 0208 888 1333
Drawn by D. Suarez

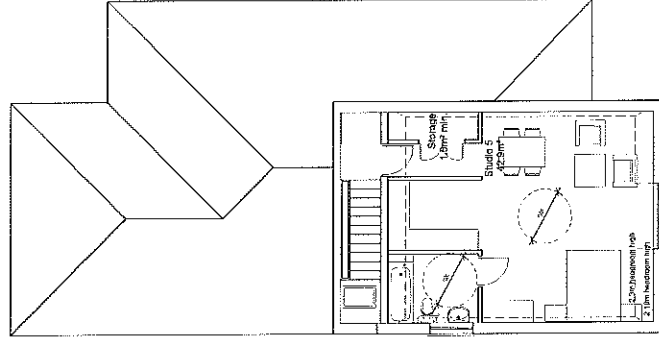
REVISION	Drawn by	Date	Scale	Drawn by
c	D. Suarez	13/01/17	1:100	D. Suarez



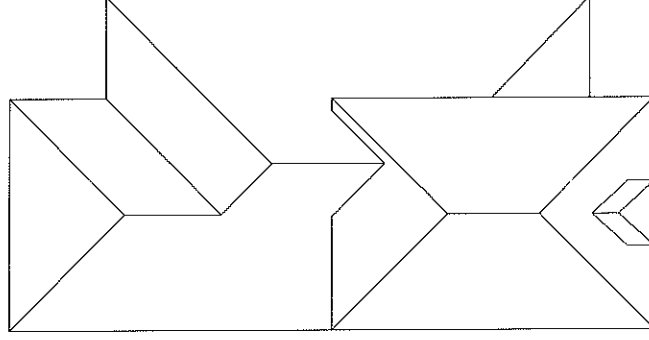
GROUND FLOOR



FIRST FLOOR



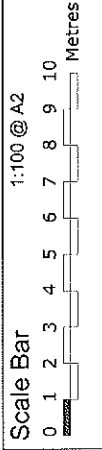
SECOND FLOOR



ROOF PLAN

PROPOSED FLOOR PLANS

WEST WAY CHAPEL, WEST WAY RUISLIP,
HILLINGDON HA4 8HS

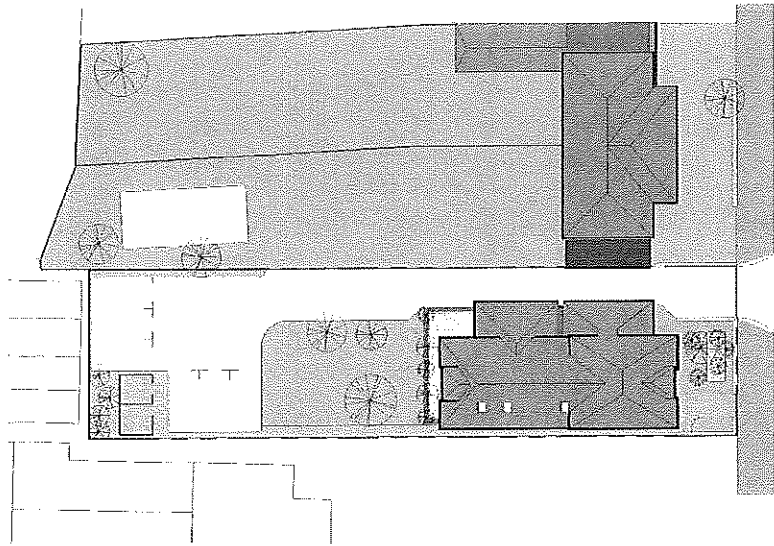


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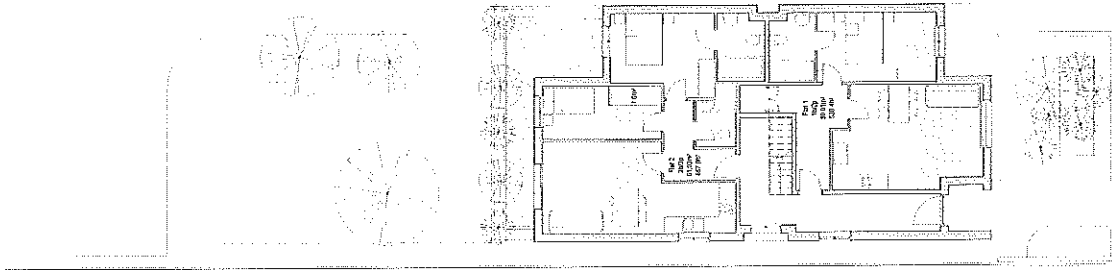
THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Cateston, Pinner, Middlesex HA5 2DW Tel. 0208 868 1333
Drawn by D. Suarez

Proj. No. 17/3081/04A	REVISION
Scale 1:100	A
Date 13/01/17	
Drawn by D. Suarez	

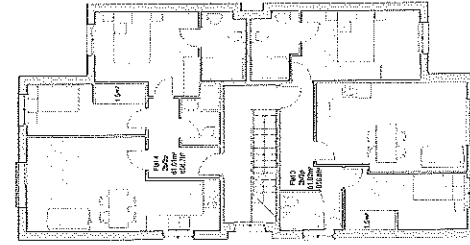


West Way

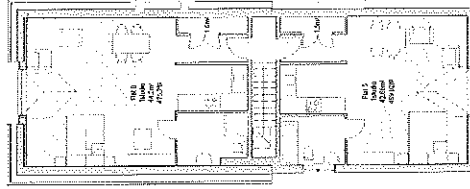
SITE
1:200



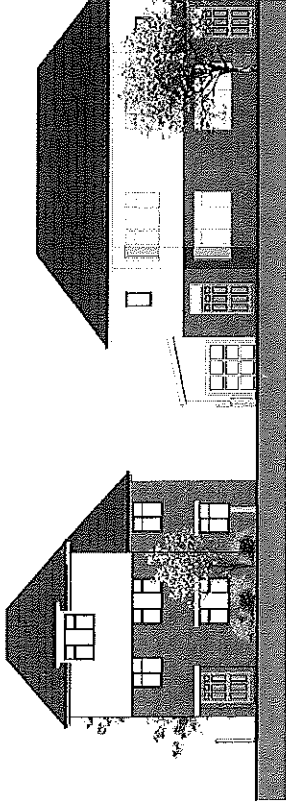
LEVEL 0
1:100



LEVEL 1
1:100



LEVEL 2
1:100



NORTH EAST ELEVATION
1:100

West Way Chapel, West Way, Ruislip
HA4 8HS

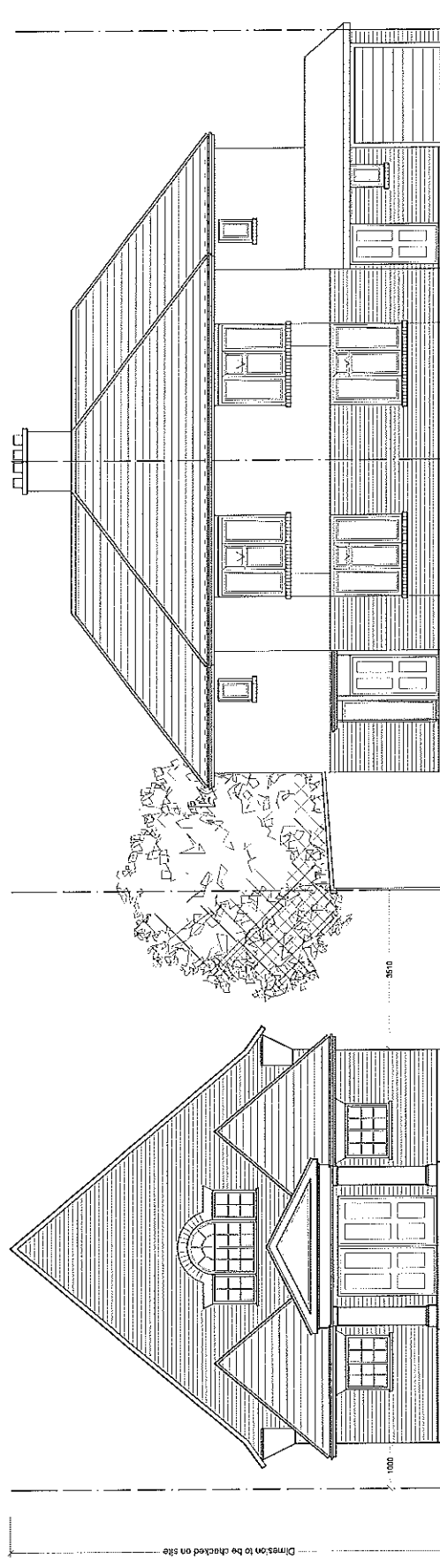
As indicated @ A1



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Cuckoo Farm Middlesbrough HA2 2EW Tel: 0208 888 1333

Proj. No. 15/294/01/Rev.A
Scale As indicated
Date 31/01/2017
Drawn by C. Carcino

REVISION
C

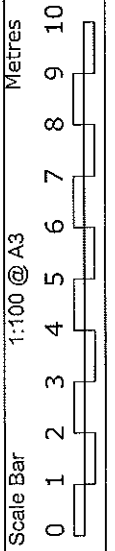


EXISTING WEST WAY CHAPEL

EXISTING HOUSE No.7

EXISTING NORTH EAST ELEVATION

WEST WAY CHAPEL, WEST WAY
RUTSLIP, HILLINGDON HA4 8HS

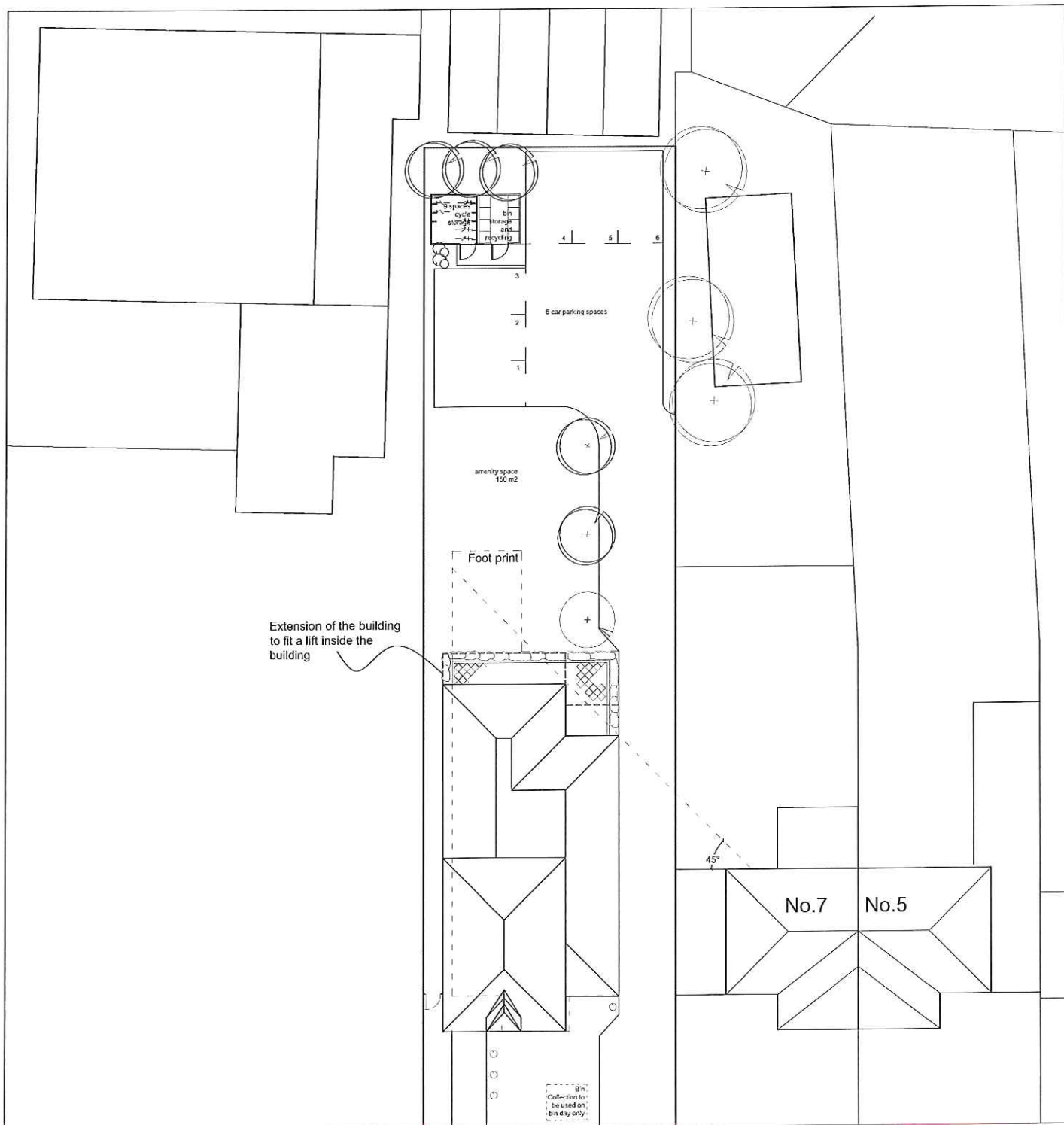


THE GILLET MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Foregate Flinner Middlesex HA5 2JW tel. 0208 883 1333

Drp. No. 17 / 3081 / 02
Scale 1:100 @ A3
Date 22 / 09 / 15
Drawn by D. SUAREZ

REVISION

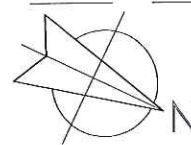
(C)



WEST WAY

Scale Bar

2 3 4 5 6 7 8 9 10 Metres



PROPOSED SITE PLAN

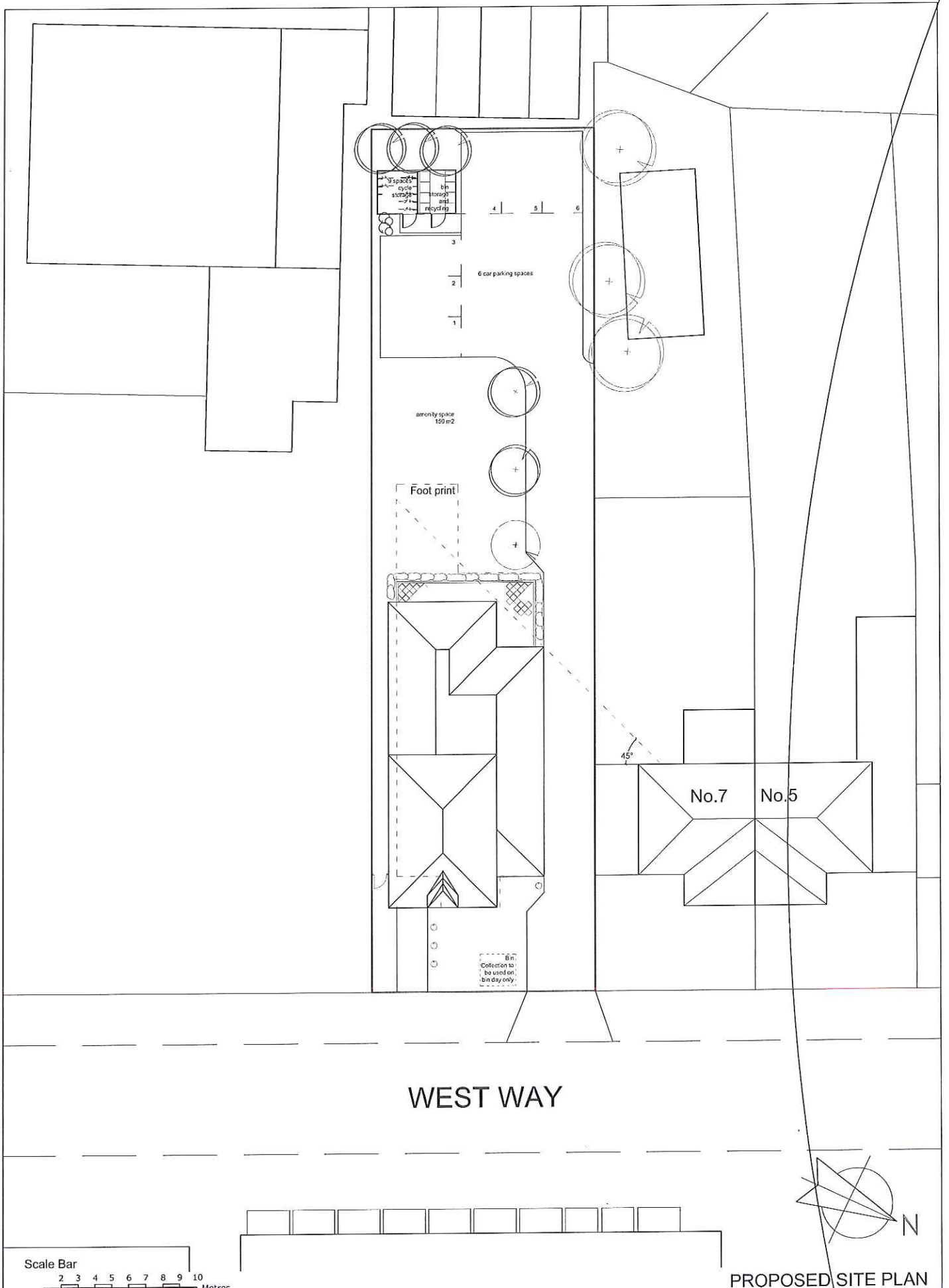
WEST WAY CHAPEL, WEST WAY
RUISLIP, HILLINGDON HA4 8HS

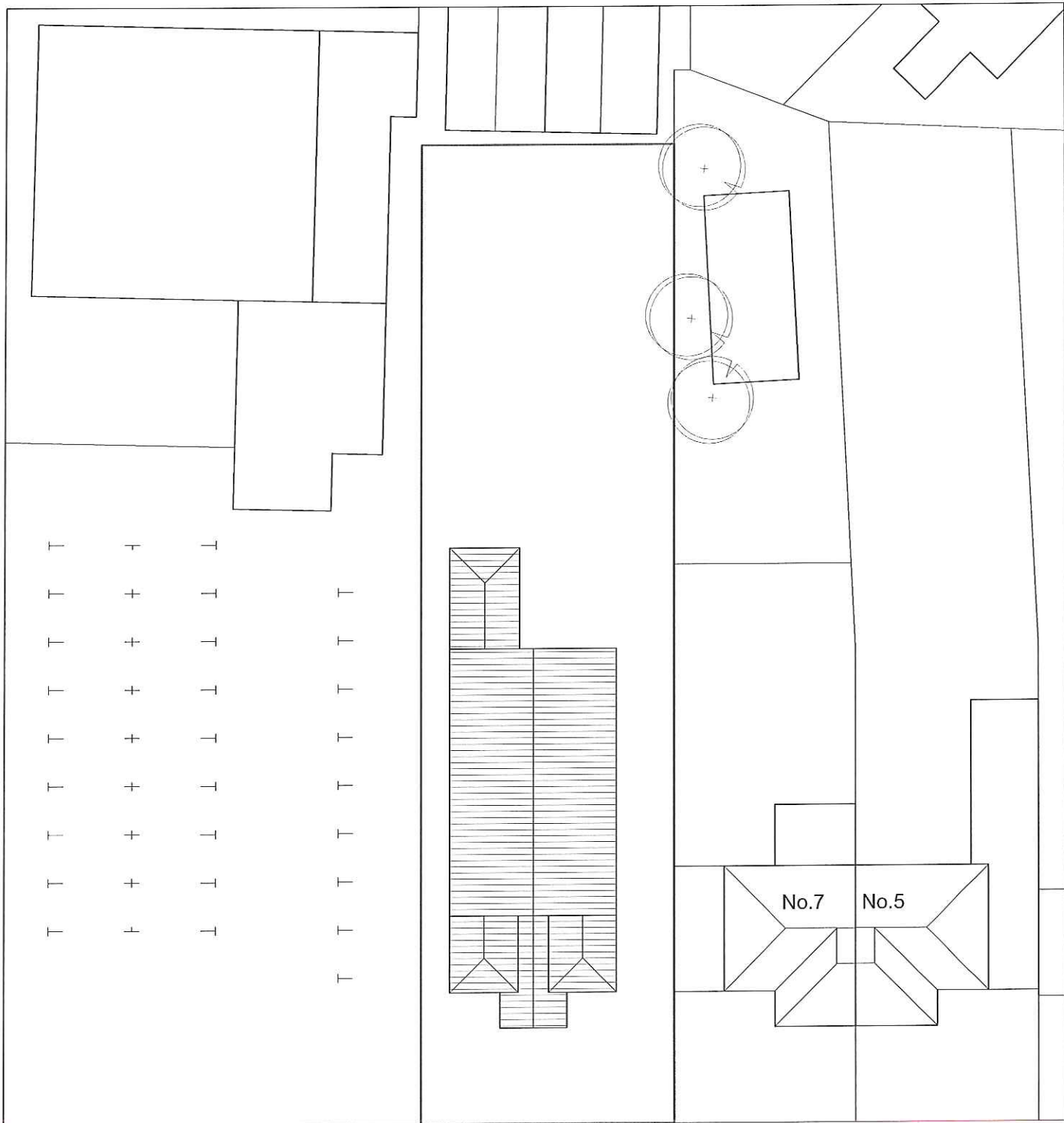


THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Easdale Pinner Middlesex HA5 2EW tel. 0208 868 1333

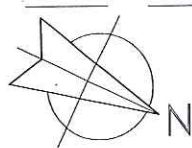
Org. No. 17/3081/03
Scale 1:200 @ A3
Date 13/01/17
Drawn by D. SUAREZ

REVISION
C
drawn





WEST WAY



EXISTING SITE PLAN

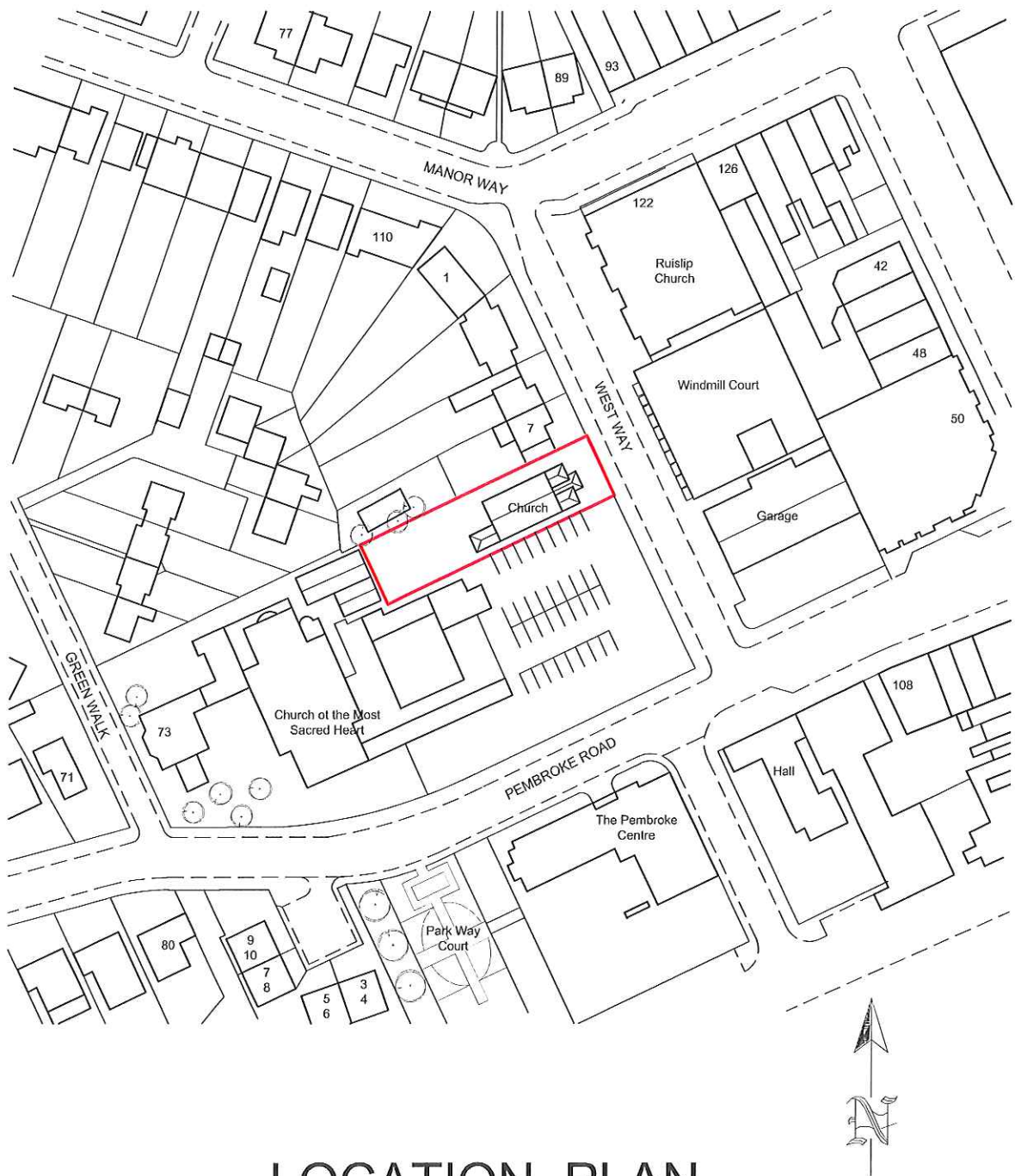
**WEST WAY CHAPEL, WEST WAY
RUISLIP, HILLINGDON HA4 8HS**



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333

Org. No. 17/3081/01
Scale 1:200 A3
Date 22/09/15
Drawn by D.SUAREZ

REVISION	
(C)	drawn



LOCATION PLAN

ADDRESS

SCALE 1:1250

*WEST WAY CHAPEL
WEST WAY
RUISLIP, HILLINGDON*

HA4 8HS

APPEAL PRECEDENT

Example 3



Albert Ogunsanya
8 Arborfield Close
Slough
SL1 2JW

Application Ref:
71035/APP/2018/4401

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Erection of 3 storey building to provide 5 x 2-bed self contained flats with associated parking, cycle and waste storage (Outline planning with some matters reserved)

Location of development: 1380 Uxbridge Road Hillingdon

Date of application: 17 December 2018

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 16 May 2019

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 71035/APP/2018/4401

SCHEDULE OF CONDITIONS

- 1 · 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).

- 2 · Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to the local planning authority before the expiry of three years from the date of this permission and approved in writing before any development begins. The submitted details shall also include details of:

(i) Any phasing for the development.

The development shall be carried out in accordance with the approved details.

REASON

To comply with Sections 91 and 92 of the Town and Country Planning Act 1990 (As Amended).

- 3 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number 46-18-01 Rev. B and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

- 4 · No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

SCHEDULE OF CONDITIONS

- 5 · No development shall take place until details of all materials and external surfaces, including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 6 · No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that including 1 active and 1 passive electrical charging points)

2.e Hard Surfacing Materials

3. Details of Landscape Maintenance

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

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 7 · The window(s) facing east shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

- 8 · No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:
- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.
- Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

- 9 · The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2016).

INFORMATIVES:

- 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

SCHEDULE OF CONDITIONS

Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 - 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) 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.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
H4	Mix of housing units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

SCHEDULE OF CONDITIONS

- 3 . 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.

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

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

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

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

- 5 . You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

- 6 . The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 -

SCHEDULE OF CONDITIONS

explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

- 7 . 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.

- 8 . 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

- 9 . You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy (CIL) which is due on commencement of this development. The Actual CIL will be calculated at the time your development is first implemented.

In addition the development hereby approved represents chargeable development under the Hillingdon CIL. Should you require further information please refer to the Council's website.

- 10 . The Council's Access Officer has drawn attention to the requirement for the the dwelling(s) to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015

- 11 . The applicant is advised that any future reserved matters application may be subject to a Section 106 Legal Agreement. The requirements for entering into legal

SCHEDULE OF CONDITIONS

agreements are set out in Hillingdon's Planning obligations SPD 2014.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 71035/APP/2018/4401

SCHEDULE OF PLANS

46-18-01 Rev. B - received 15 Apr 2019

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://Planning-inspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

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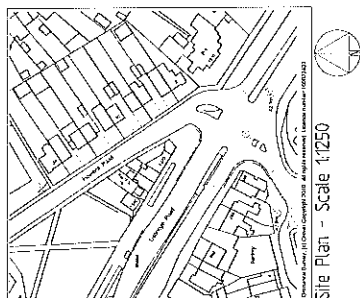
Purchase Notices.

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In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

The floor plan shows a building layout with several rooms and a central corridor. At the top, there is a large rectangular room with a grid of small squares, possibly representing a wall or a specific material. Below this, on the left, is a room with a window. In the center, there is a large rectangular room with a window. To the right of this central room is a long, narrow corridor. At the bottom left, there is a small square room. At the bottom center, there is a rectangular room with a window. At the bottom right, there is a large rectangular room with a window. The entire plan is enclosed in a rectangular border.

Rear Elevation



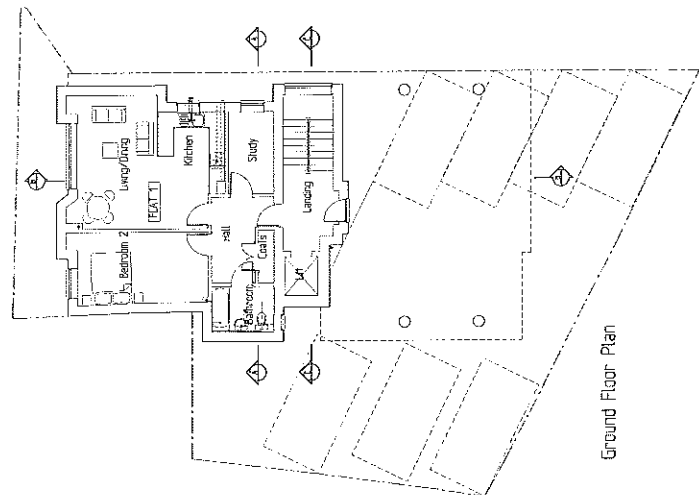
Site Plan - Scale 1:1250

Zyntax

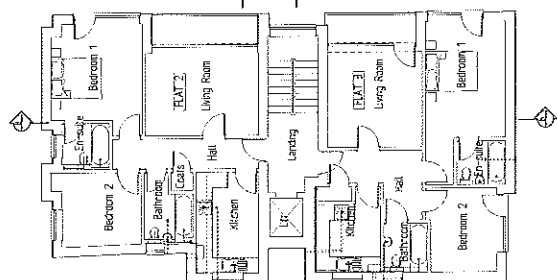
CHURCH ARCHITECTS
6 ARBORVIEW CIRCLE, GLOUCESTER, MA 01930
TEL: 617-253-2344
FAX: 617-253-2344
E-MAIL: info@zyntax-architects.com

 **Zyntax**
ARCHITECTS

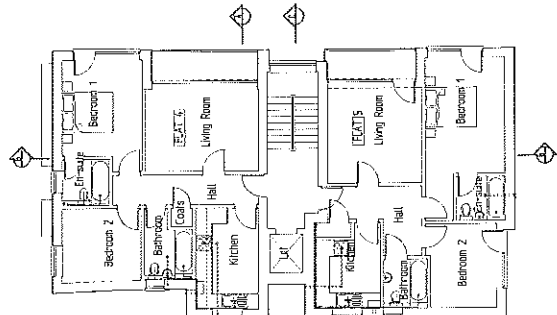
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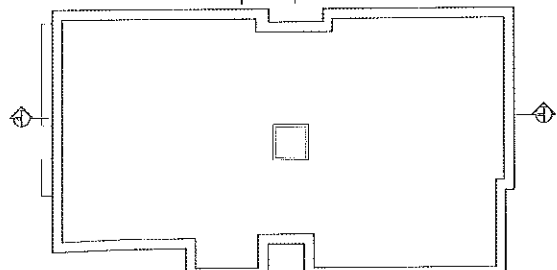
Ground Floor Plan



First Floor Plan

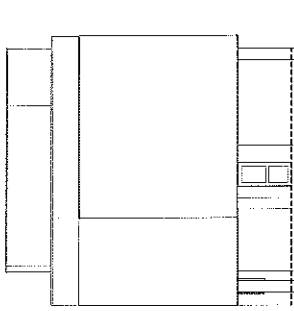


Second Floor Plan

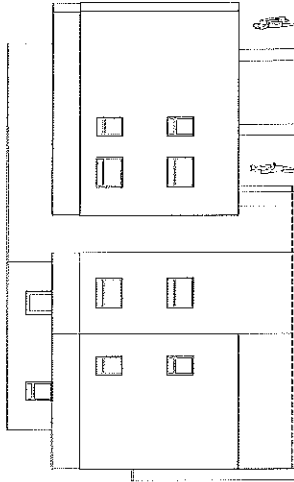


Lead Joint

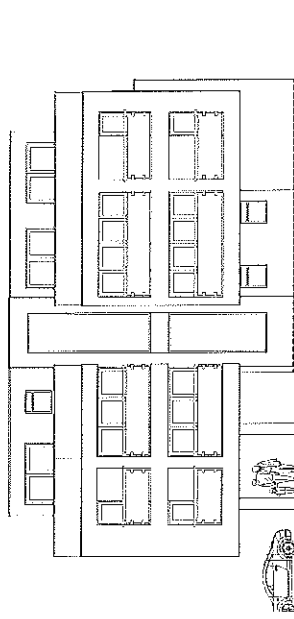
Check all dimensions and report all errors and omissions



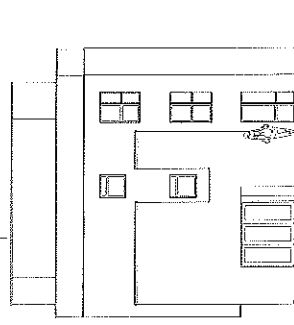
Front Elevation



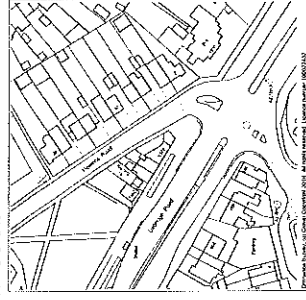
Side Elevation



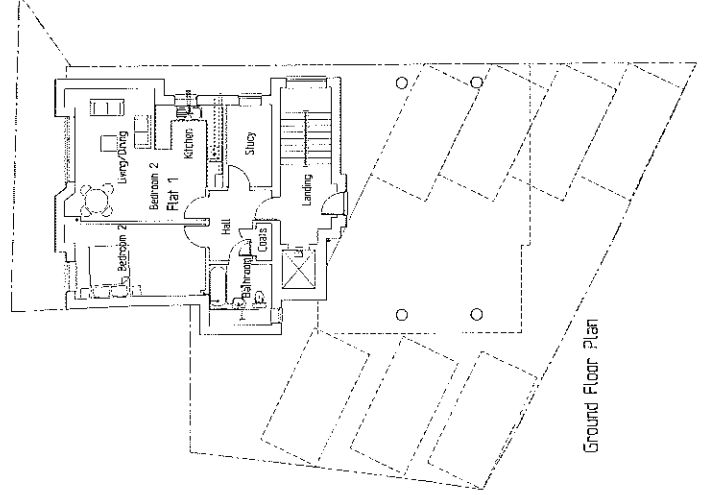
Side Elevation



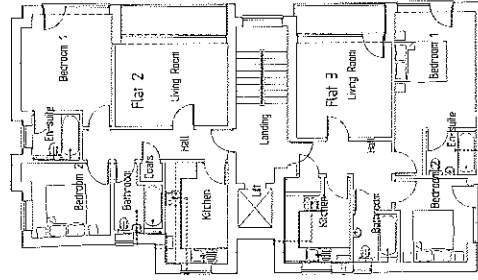
Rear Elevation



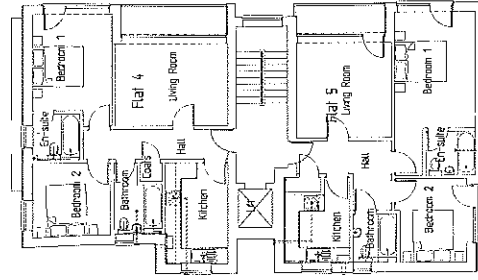
Site Plan - Scale 1:250



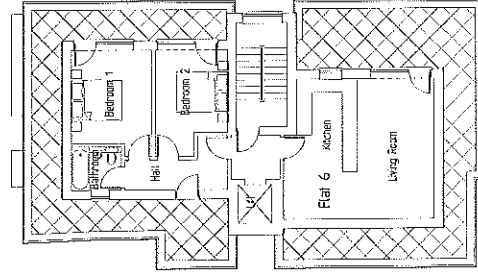
Ground Floor Plan



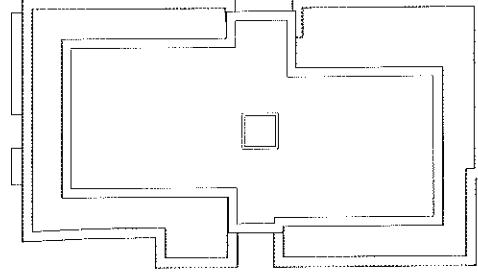
First Floor Plan



Second Floor Plan



Third Floor Plan



Roof Plan

Proposed Development of 6 No. Flats at
1380 Loxbridge Road
Hillingdon

Outline Planning Submission
Scheme Proposals

Mr S. Sandhu

Zyntax

CHARLOTTE ARCHITECTS
3 ARBORFIELD CLIFF, NAGHAR
BRISTOL, GL2 2JW
tel: 0117 914 1111
www.charlottearchitects.co.uk



Drawn	Scale	Drawing No.	Revision
Nov 2018	1:50	150	16-18-01

APPEAL PRECEDENT

Example 4



Dale Venn
Dale Venn Architects Ltd.
High House
Harlington Road
Hillingdon UB8 3HX

Application Ref: 7796/APP/2016/2758

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Erection of three storey building to create 5 x 2-bed self-contained flats with associated parking, involving demolition of existing dwelling

Location of development: 107 West Drayton Road Hillingdon

Date of application: 18 July 2016

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning and Enforcement

Date: 26 September 2016

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 7796/APP/2016/2758

SCHEDULE OF CONDITIONS

- 1 · 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 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 4860-VA, 4860-4E and 4860-3F and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

- 3 · No development shall take place until details of all materials and external surfaces, including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

SCHEDULE OF CONDITIONS

- 4 · No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Covered Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts
 - 2.e Hard Surfacing Materials
 - 2.f external lighting
 3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
 4. Schedule for Implementation
 5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy and 5.17 (refuse storage) of the London Plan (2016).

SCHEDULE OF CONDITIONS

- 5 · No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:
- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

- 6 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

- 7 · The bathroom windows in the East and South facing first floor and second floor side elevation shall be glazed with permanently obscured glass and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 8 · The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON:

To ensure an appropriate standard of housing stock in accordance with London Plan 2016 Policy 3.8c, is achieved and maintained.

- 9 · No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

INFORMATIVES:

- 1 · The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 · 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) 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 (2015) and national guidance.

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.
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.

SCHEDULE OF CONDITIONS

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.
H4	Mix of housing units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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 7.2	(2016) An inclusive environment
LPP 8.3	(2016) Community infrastructure levy
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

- 3 . 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 (2015). 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.

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

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

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

- 5 . You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

SCHEDULE OF CONDITIONS

- 6 . The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.
- 7 . 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.
- 8 . 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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, Bank or Public Holidays.
 - B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
 - C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.
 - D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.
- 9 . 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. The Council's supports pre-application discussions. Pre-application discussions took place in this case which allowed a development that could be recommended for approval to be prepared and submitted

SCHEDULE OF CONDITIONS
END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 7796/APP/2016/2758

SCHEDULE OF PLANS

Design and Access Statement - received 15 Jul 2016

4860-IV - received 15 Jul 2016

4860-VA - received 15 Jul 2016

4860-5 Rev. A - received 04 Aug 2016

4860-3 Rev. F - received 03 Aug 2016

4860-4 Rev. E - received 29 Jul 2016

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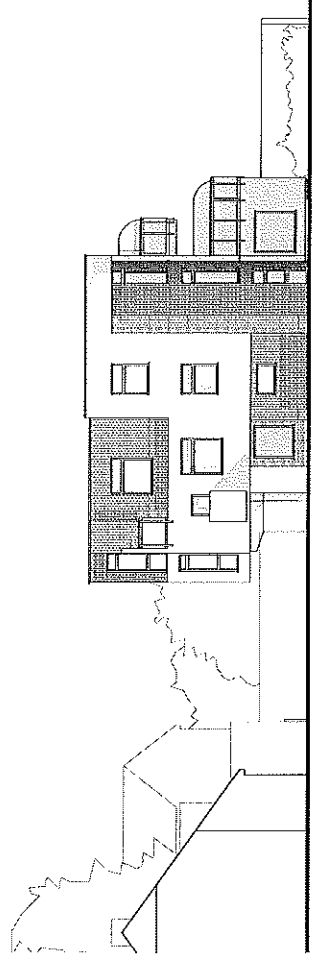
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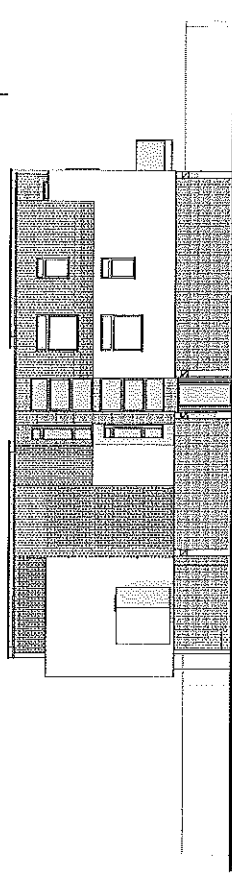
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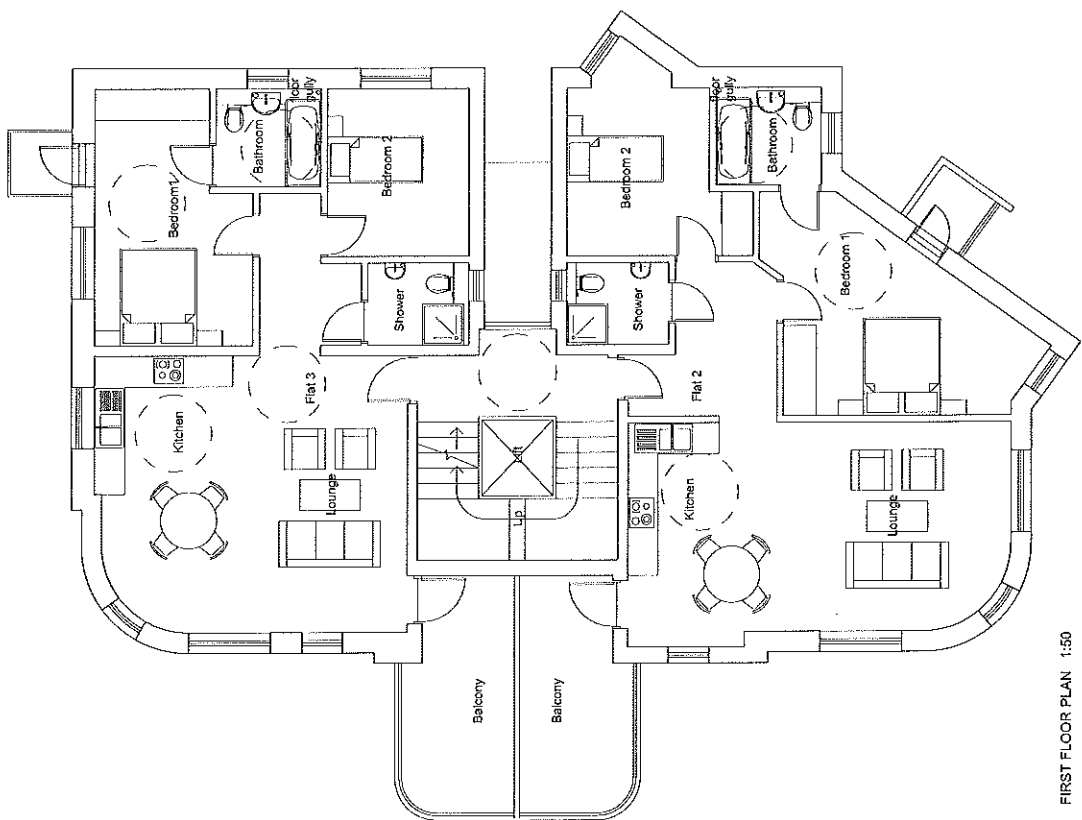


NORTH ELEVATION 1:100

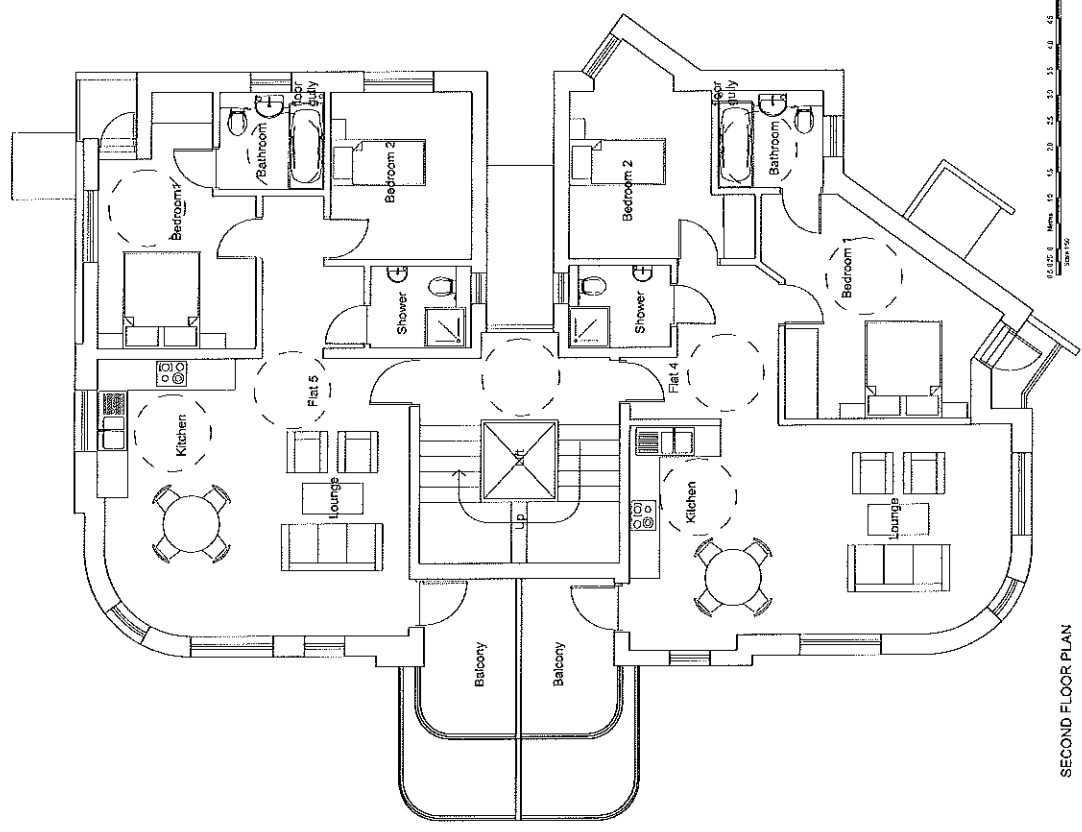


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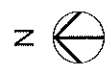
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Scale 1:100



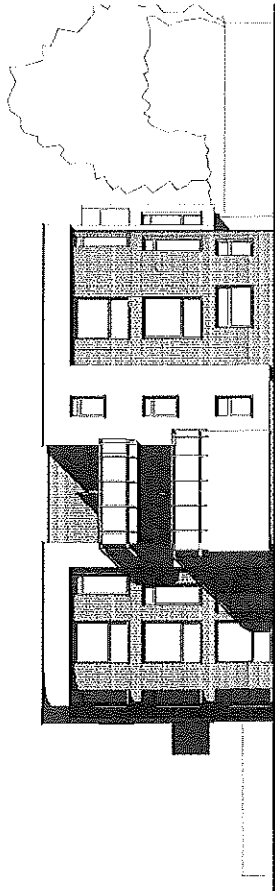
FIRST FLOOR PLAN 1:50



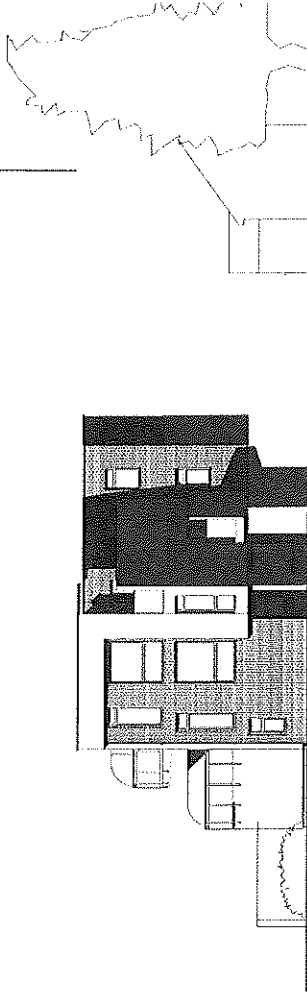
SECOND FLOOR PLAN



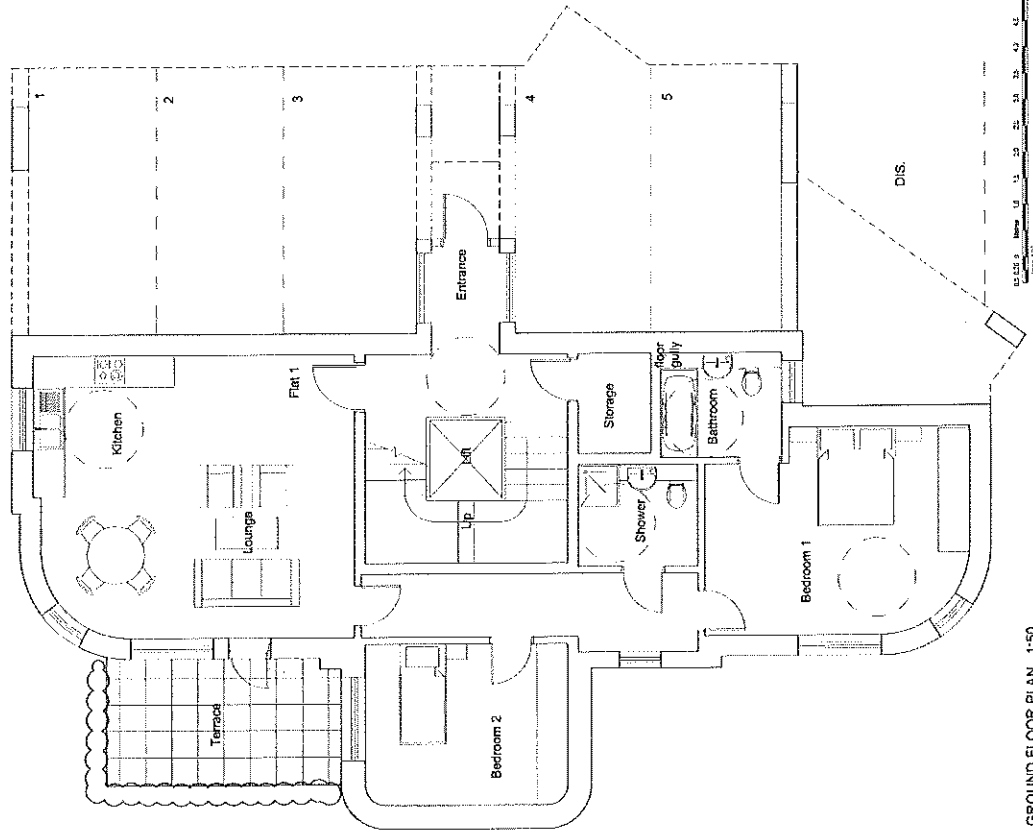
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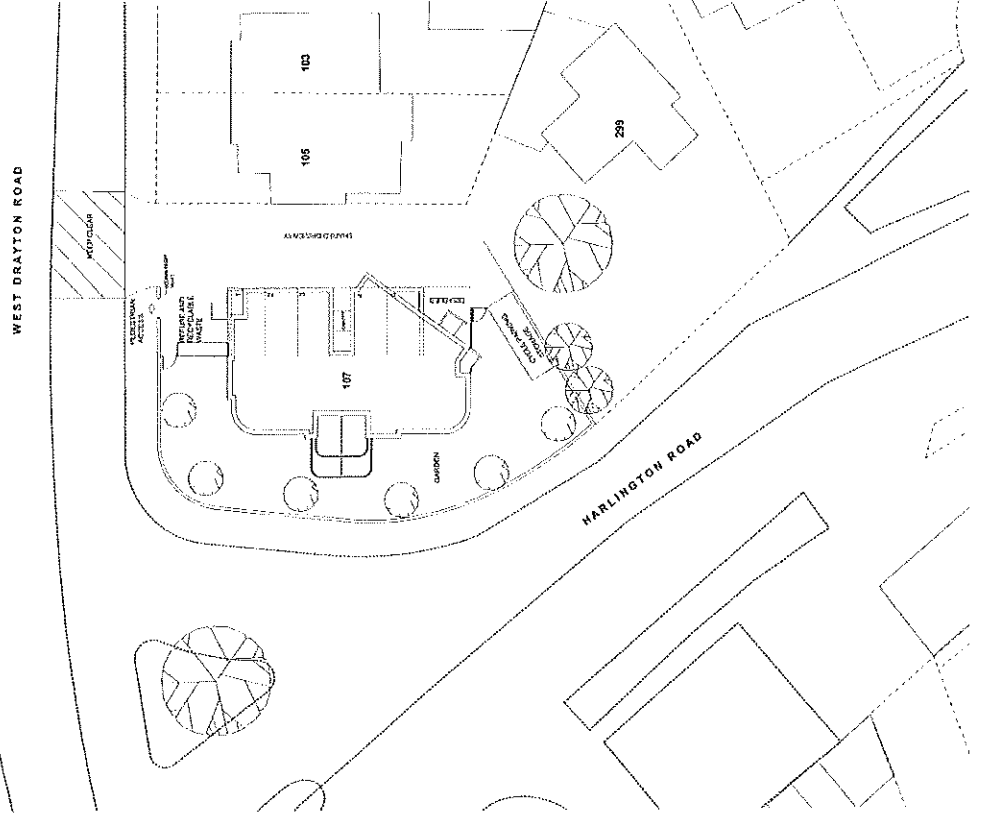
WEST ELEVATION 1:100



SOUTH ELEVATION 1:100



GROUND FLOOR PLAN 1:50



BLOCK PLAN 1:200

W. ELEVATION WINDOW	AUG '19	F
ELEVATION	JUL '19	C
PARKING WINDOWS	JUL '19	C
BUILDING HEIGHT REDUCED	JAN '19	C
INTERNAL	SEP '18	F
EXTERNAL	SEP '18	F
AMENDMENTS	DATE	REV

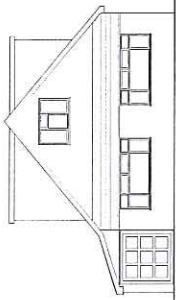
ALL STATED DIMENSIONS MUST BE VERIFIED IN SITE

JOB
107 WEST DRAYTON ROAD
HARLINGTON
CB8 3LE

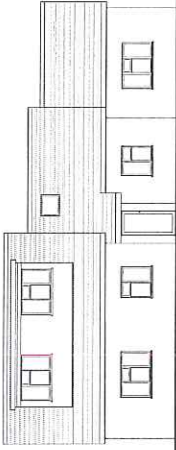
CLIENT
KRIS SHIRH
DRAWING
PROPOSED PLANS

DALE VENN ARCHITECTS
Architects, Planners & Surveyors
HIGH HOUSE, HARLINGTON ROAD,
HILTONWOOD, MIDDLESEX
01895-437045

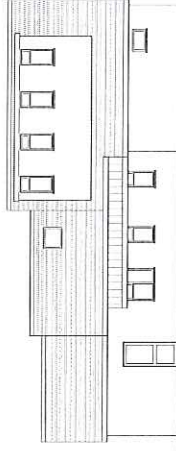
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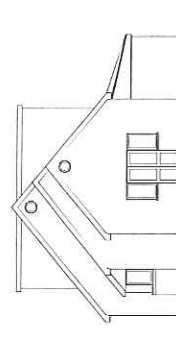
NORTH ELEVATION 1:100



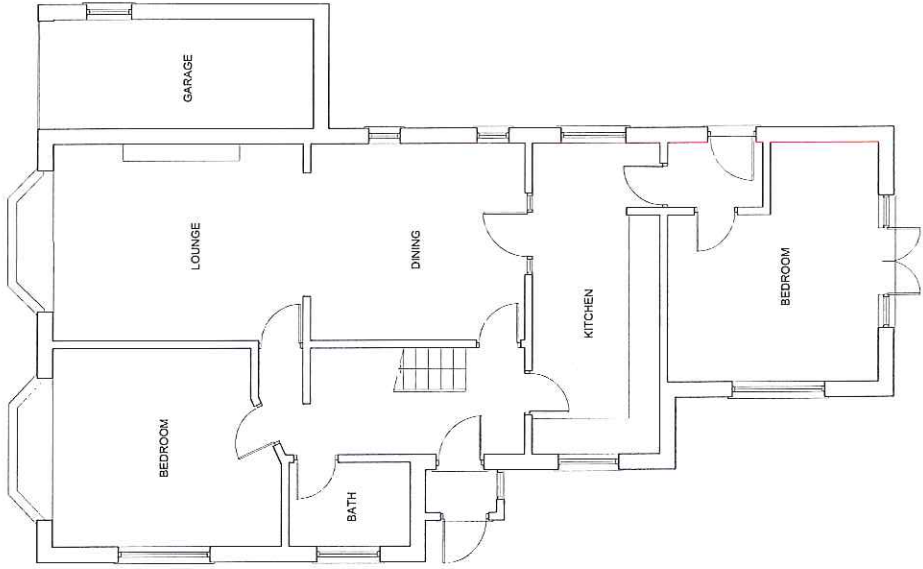
EAST ELEVATION



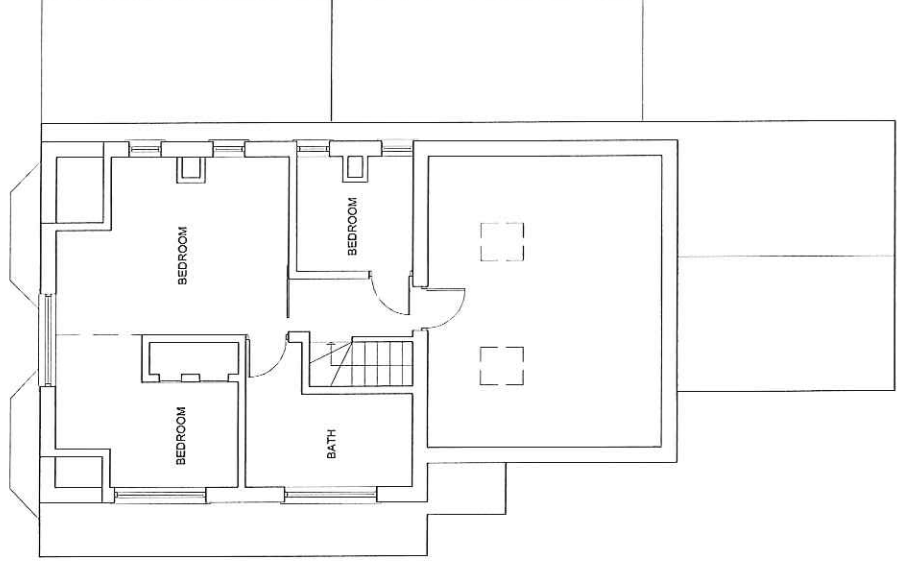
WEST ELEVATION



SOUTH ELEVATION



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN



TITLE, NOTES & INFO LIGHT
ARCHITECTS
DATE
REV.

ALL SCALE DIMENSIONS MUST BE VERIFIED ON SITE

JOB	107 WEST DRAYTON ROAD HILLINGDON UB8 3LE
CLIENT	KRIS SHINH
DRAWING	EXISTING PLANS AND ELEVATIONS
DALE VENN ARCHITECTS	Architects, Planners & Surveyors HIGH HOUSE, HARLINGTON ROAD, HILLINGDON, MIDDLESEX 01895-237945

SCALE	1:100	1:50	DRAWING No.	REV.
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CHECKED BY	DV			
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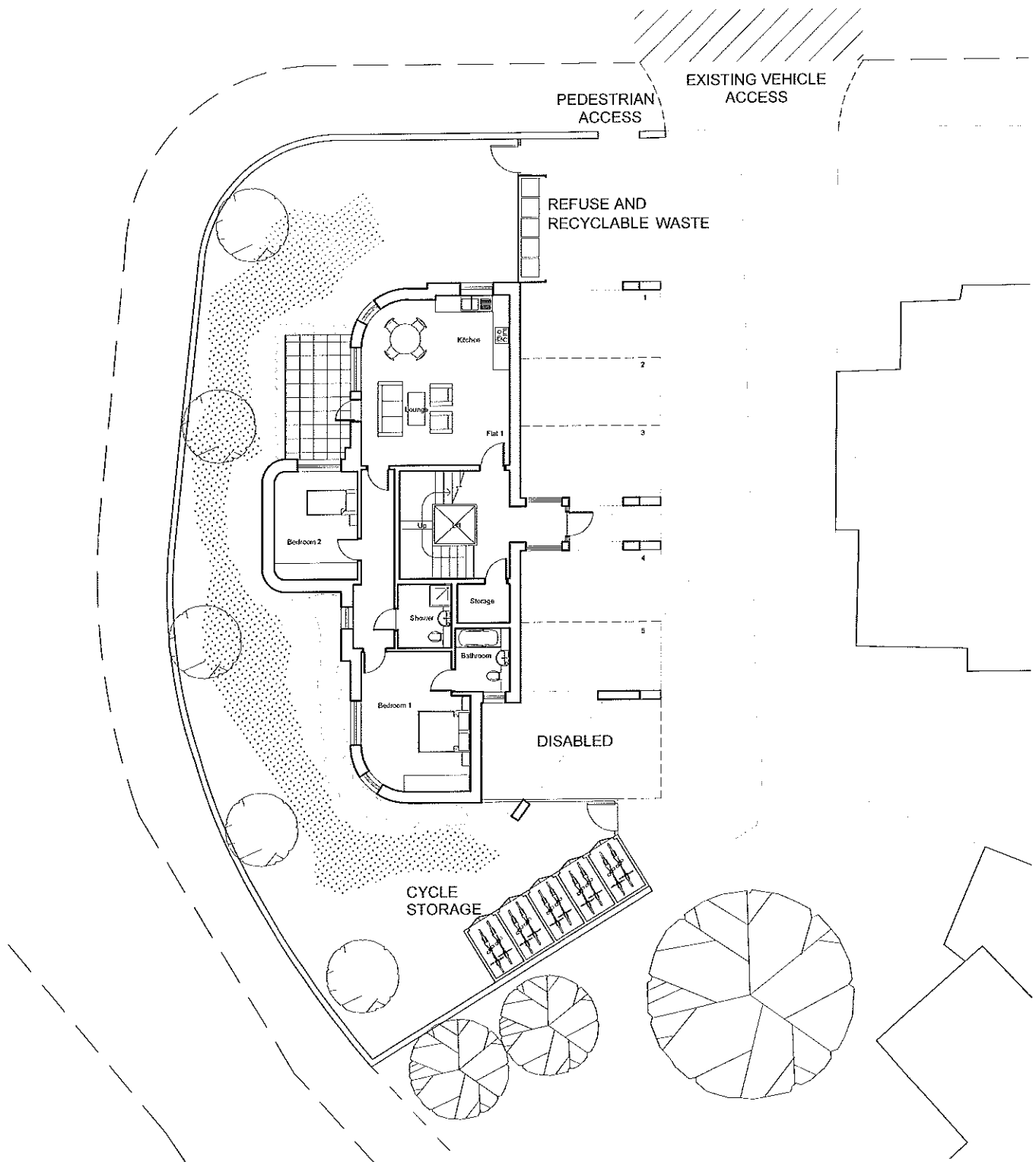
Address: 107 WEST DRAYTON ROAD
HILLINGDON, UB8 3LE

Scale: 1: 200

Drawing: 4860 -VA

Date: JUNE 2016

Title: SITE PLAN



Address: 107 WEST DRAYTON ROAD
HILLINGDON, UB8 3LE

Scale: 1:1250

Drawing: 4860-IV

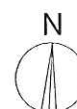
Date: NOV '2015

Title: LOCATION PLAN



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Scale 1:1250

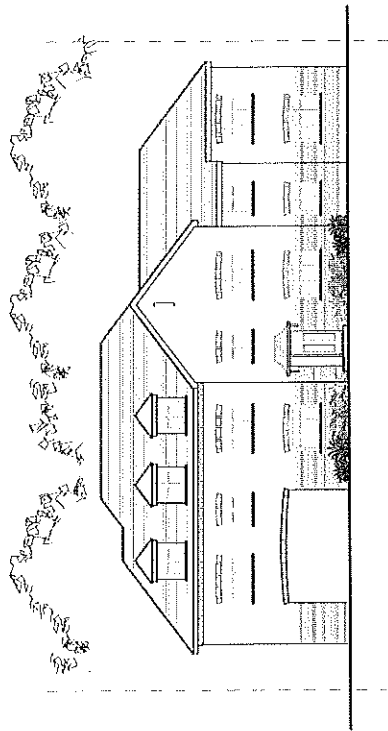
Dale Venn Architects Ltd
Chartered Architects, Planners & Surveyors
Tel: 01895 237345 Fax: 01895 237346



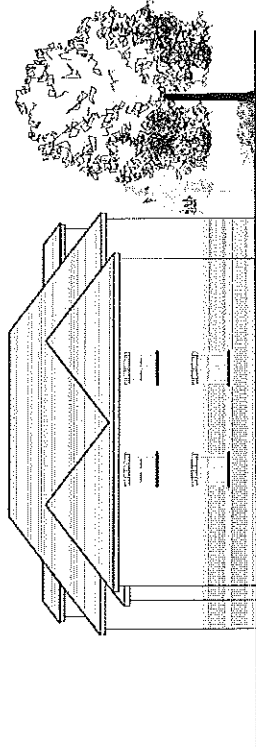
APPEAL PRECEDENT

Example 5

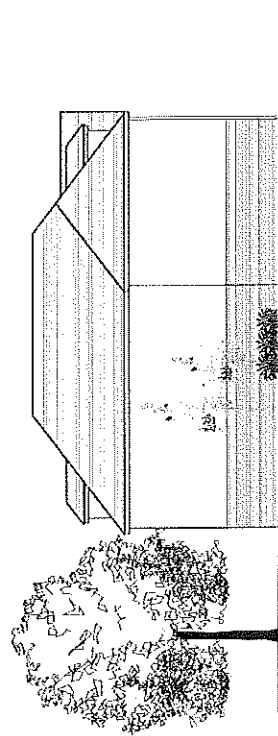
AMENDMENTS	
A	DORMERS AMENDMENTED 10/03/20



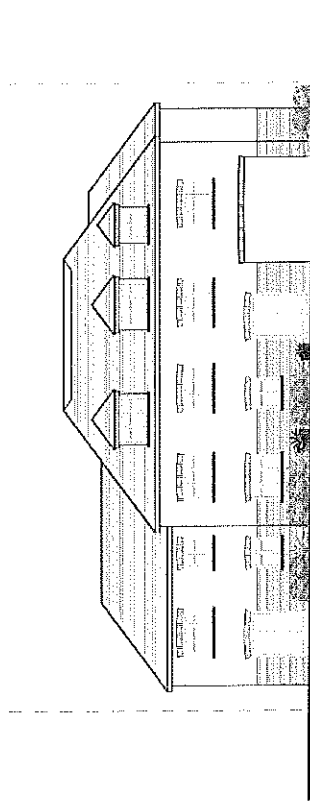
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

PROPOSED ELEVATIONS

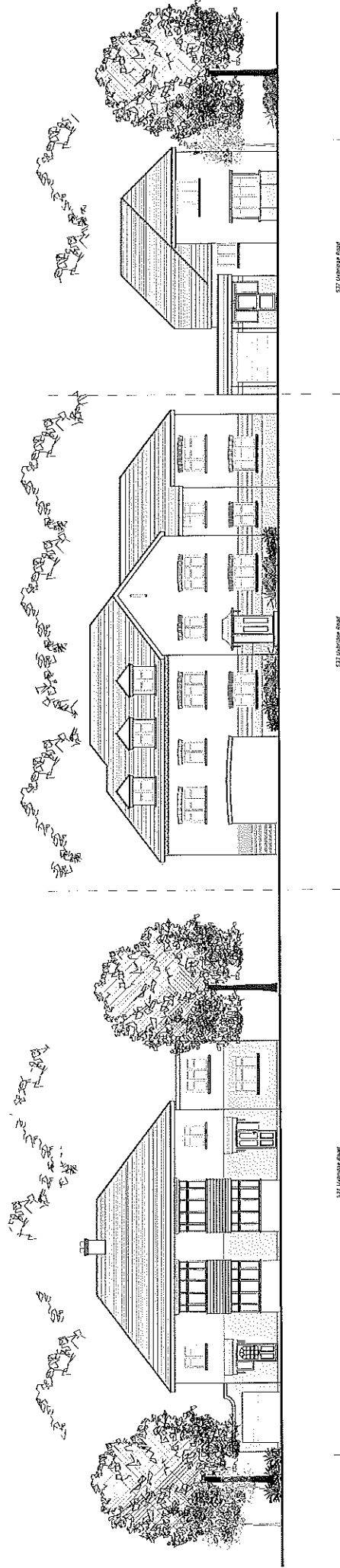
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THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Cattle - Pinner Middlesex HA5 2EW Tel. 0208 858 1333

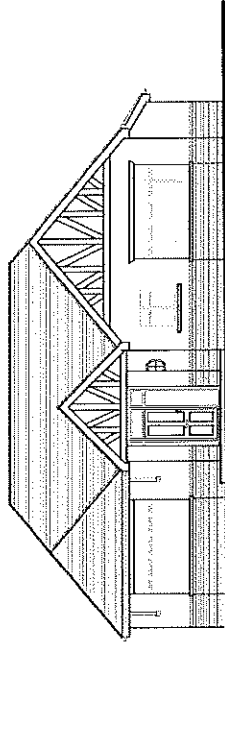
Drwg. No.	20/3314/5A
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Date	12/02/20
Drawn by	SB
REVISION	A
C	

535 UXBRIDGE ROAD, HAYES, UB4 8HP

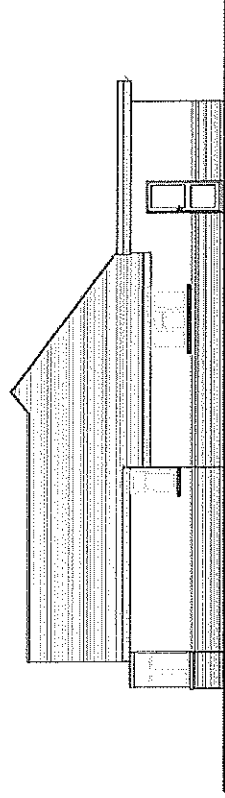


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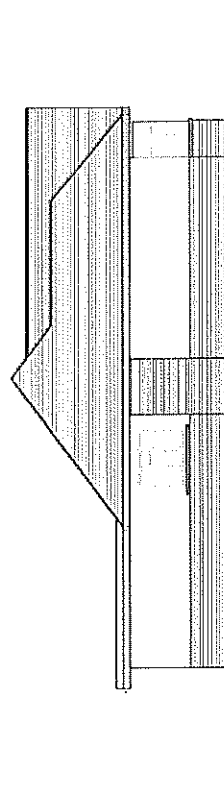
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THE GILLET MACLEOD PARTNERSHIP Chartered Architects & Town Planning Consultants 1 High Road Old Eastons Pinner Middlesex HA5 2EW Tel: 0208 868 1333	Dr. No. 20/3314/6 Scale 1:100 Date 20/02/20 Drawn by SB
REVISION 1	535 Uxbridge Road



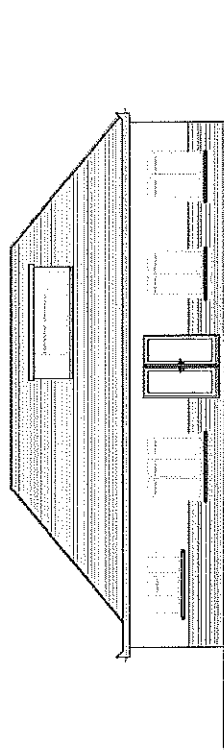
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

EXISTING ELEVATIONS

535 UXBRIDGE ROAD, HAYES, UB4 8HP

Scale Bar 0 1 2 3 4 5 6 7 8 9 10
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Metres



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Cuthbert Priory Widdows WA5 2EW Tel. 0208 868 1333

Proj. No. 20/3314/7
Scale 1:100
Date 13/03/20
Drawn by SB

REVISION

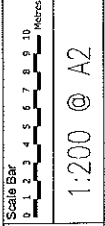
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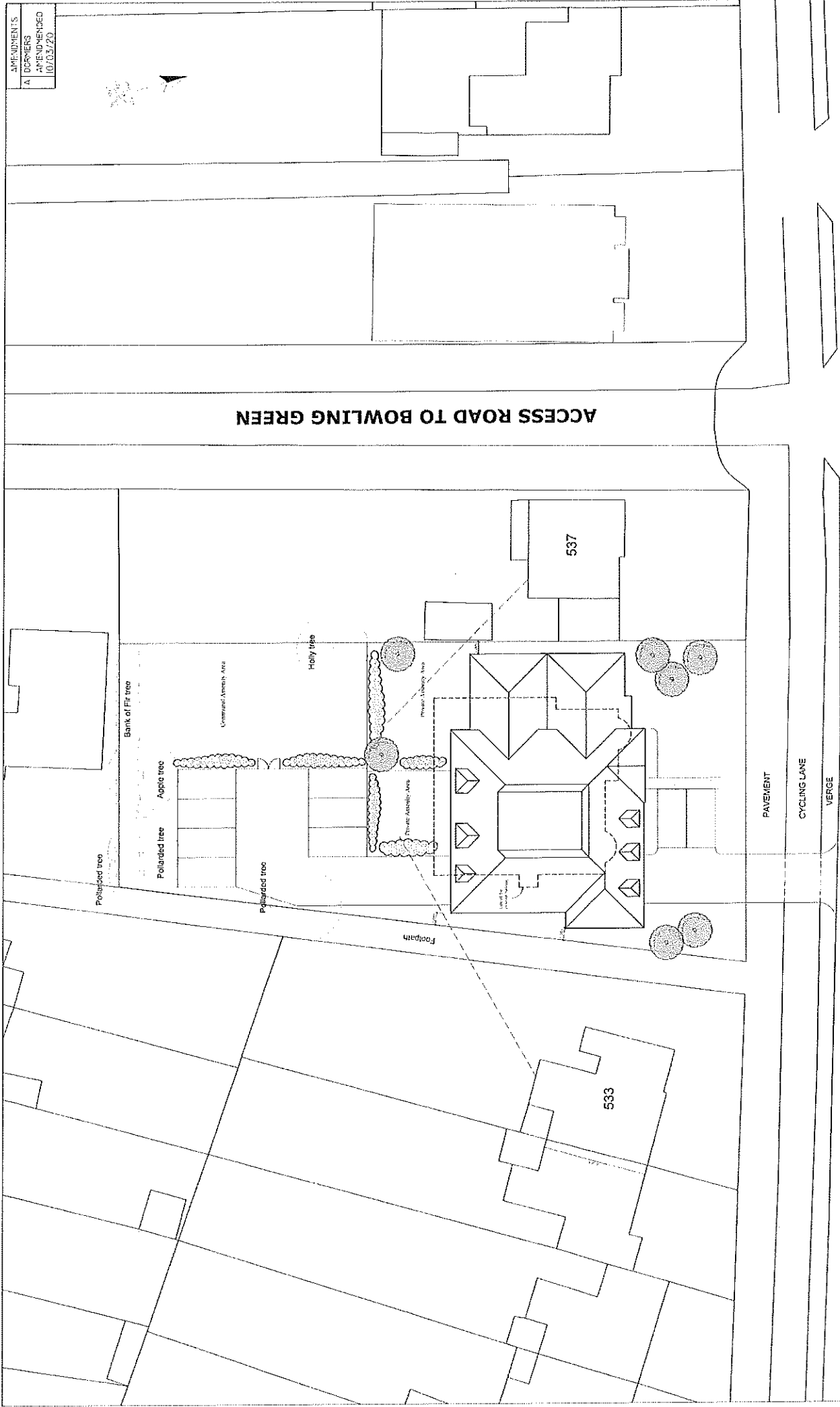


UXBRIDGE ROAD

EXISTING SITE PLAN

535 UXBRIDGE ROAD, HAYES, UB4 8HP		THE GILLETT MACLEOD PARTNERSHIP Chartered Architects & Town Planning Consultants 1 High Road Old Eastons Pinner Middlesex HA5 2JW Tel. 0208 808 1333	Dwg. No. 20/3314/1 Scale 1:200@A2 Date 14/01/20 Drawn by AK	REVISION C





AMENDMENTS	
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1B	AMENDED
1C	10/03/20

PROPOSED SITE PLAN

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			Dwg. No. 20/3314/2A Scale 1:200@A2 Date 14/01/20 Drawn by SB

535 UXBRIDGE ROAD, HAYES, UB4 8HP

APPEAL PRECEDENT

Example 6



Mr Matt Taylor
J S A Architects Ltd.
Tavistock House, Waltham Road
Woodlands Park
Maidenhead SL6 3NH

Application Ref:
72470/APP/2016/4648

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Demolition of 3 dwellinghouses and redevelopment of site to provide 21 (3 x studio, 4 x 1 bed, 10 x 2 bed and 4 x 3 bed) units within 2 new buildings with associated access, parking, landscaping and amenity space

Location of development: 579-583 Uxbridge Road Hayes

Date of application: 04 September 2017

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 2 October 2019

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 72470/APP/2016/4648

SCHEDULE OF CONDITIONS

- 1 · 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 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans referenced below and shall thereafter be retained/maintained for as long as the development remains in existence:

PL-100A Location Plan
PL-102D Proposed Site Plan
PL-210B Block A3 - Proposed Ground Floor Plan
PL-211A Block A3- Proposed First Floor Plan
PL-212A Block A3- Proposed Second Floor Plan
PL-412A Proposed Elevations - Block A3
PL-412A Block H - Elevations
PL-213 Block H Proposed Plans

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (March 2016).

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

Ground Investigation Desk Study Report
Planning Design and Access Statement August 2017
Transport Statement Rev A
Accommodation Schedule -2018-06-28

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

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (2016).

SCHEDULE OF CONDITIONS

- 4 · Prior to commencement plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

- 5 · Prior to commencement of the development, details of all materials and external surfaces, including details of balconies and obscure windows and balustrades shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images and sample materials shall be available to view on site at the Local Planning Authorities request.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 6 · Prior to commencement, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage (to be covered and secure)
 - 2.b Provision of 4 active electric vehicle charging points and 4 passive electric vehicle charging points
 - 2 disabled parking spaces
 - 1 motorcycle/scooter parking space
 - 35 cycle parking spaces
 - 2.c Hard Surfacing Materials
 - 2.d External Lighting
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation

Thereafter the approved details shall be implemented prior to first occupation of the flats in full accordance with the approved details and shall be retained thereafter.

REASON: To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies 5.8 (Innovative energy Technologies), 6.13 (Parking) and 5.17 (refuse storage) of the London Plan (2016).

- 7 · Notwithstanding the submitted plans, parking spaces 42 and 44 shall be set away from the building facade by 1.2m.

REASON

REASON: To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

- 8 · Prior to commencement, details of the position, height and material proposed for the balustrades at roof level shall be 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 Local Plan: Part Two - Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 9 · Prior to commencement full details of the physical measures to prevent overlooking between the proposed flats within Block H and the garden of 577 Uxbridge Road, including the height, colour and material of privacy screens and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the flats in hereby approved and shall be retained thereafter.

REASON

To safeguard the amenity of future occupiers in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 10 · Prior to commencement a scheme designed to minimise the ingress of polluted air shall be submitted for approval in writing by the Local planning Authority. The design must take into account climate change pollutants. Any suitable ventilation systems will need to address the following:
- Take air from a clean location or treat the air and remove pollutants;
 - Be designed to minimise energy usage;
 - Be sufficient to prevent summer overheating;
 - Have robust arrangements for maintenance.

Thereafter and prior to occupation, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 7.14 of the London Plan (March 2016).

- 11 · Prior to the commencement of development (other than demolition), details of
1. A drop-off point for door-to-door service providers, to include large Dial-A-Ride vehicles, should be provided;
 2. The design of accessible parking spaces, for residents and visitors, should cater for high sided vehicles with side and rear wheelchair access;
 3. A fire strategy which demonstrates adequate means of escape for wheelchair users, and other persons unable to escape using the staircase.
 4. Details of at least one ensuite bathroom connected to the largest bedroom which includes a level access shower shall to be provided onsite.

The development must proceed in accordance with the approved details and retained thereafter.

REASON:

To ensure that an appropriate standard of housing stock, in accordance with London Plan 2016 Policy 3.8 (c) and (d), is achieved and maintained.

SCHEDULE OF CONDITIONS

- 12 · Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:
- (i) The phasing of development works
 - (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
 - (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
 - (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
 - (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
 - (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
 - (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

- 13 · The development hereby approved shall ensure that 10% of the residential units are constructed to meet the standards for Category 3 M4(3) dwellings, with all remaining units designed to the standards for Category 2 M4(2) dwellings, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan 2016 Policy 3.8 (c) and (d), is achieved and maintained.

SCHEDULE OF CONDITIONS

- 14 · No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan (2016) and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON:

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

- 15 · If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

SCHEDULE OF CONDITIONS

- 16 · The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

- 17 · The residential units hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the life-time of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2016).

- 18 · The dwelling(s) shall achieve '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). No dwelling shall be occupied until accreditation has been achieved.

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 exercising 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, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

SCHEDULE OF CONDITIONS

- 19 . Prior to commencement, no soils shall be imported to the site until information on their source, the results of any soil analysis, and an assessment of their suitability for use has been submitted to and agreed in writing by the Local Planning Authority.

Prior to their import onto site, a suitable methodology for testing soils following their import and placement on the site should be submitted to and agreed in writing by the Local Planning Authority. The methodology should include:

- (i). The sampling frequency
- (ii). Testing schedules
- (iii). Criteria against which the analytical results will be assessed (as determined by the risk assessment) The agreed methodology shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority.

REASON:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

- 20 . Development shall not begin until a sound insulation scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.15 of the London Plan (July 2016).

- 21 . Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w} + C_w$ and $L_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling /wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7 of the London Plan (July 2016).

INFORMATIVES:

- 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

SCHEDULE OF CONDITIONS

Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 . 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 (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.CI1	(2012) Community Infrastructure Provision
PT1.E5	(2012) Town and Local Centres
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM11	(2012) Sustainable Waste Management
PT1.EM6	(2012) Flood Risk Management
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.H1	(2012) Housing Growth
PT1.H2	(2012) Affordable Housing

Part 2 Policies

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
BE29	Advertisement displays on business premises
BE36	Proposals for high buildings/structures in identified sensitive areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE8	Planning applications for alteration or extension of listed buildings
H4	Mix of housing units

SCHEDULE OF CONDITIONS

H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
S12	Service uses in Secondary Shopping Areas
S6	Change of use of shops - safeguarding the amenities of shopping areas
S10	Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
S7	Change of use of shops in Parades
S9	Change of use of shops in Local Centres
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 3.13	(2016) Affordable housing thresholds
LPP 3.14	(2016) Existing Housing
LPP 3.3	(2016) Increasing housing supply
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 3.9	(2016) Mixed and Balanced Communities
LPP 5.18	(2016) Construction, excavation and demolition waste
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 6.10	(2016) Walking
LPP 6.11	(2016) Smoothing Traffic Flow and Tackling Congestion
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.18	(2016) Protecting open space and addressing deficiency
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

- 3 . The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and

SCHEDULE OF CONDITIONS

decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd:
contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway,
South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

- 4 . 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.

- 5 . 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

- 6 . You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 7 . All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

SCHEDULE OF CONDITIONS

- 8 . 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).
- 9 . Your attention is drawn to the pre-commencement conditions which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).
- 10 . You are advised that the planting zone at the front boundary is not wide enough to accommodate pleached trees.
- 11 . The proposed refuse and recycling storage areas meet the requirements of the Council's amenity and accessibility standards only. The proposed storage area must also comply with Part H of the Building Regulations. Should design amendments be required to comply with Building Regulations, these should be submitted to the Local Planning Authority for approval. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250400).
- 12 . Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)
- 13 . You are encouraged to ensure that facilities are provided to enable the easy watering of the roof garden, including any allotment facilities which might feature in the final landscaping details, and to ensure such facilities maximise opportunities for the re-use of rainwater.
- 14 . You are advised that no doors or gates should be installed which open out of the public highways as these may contravene The Highways Act 1980 (as amended).
- 15 . The development requires the formation of a vehicular crossover, which will be

SCHEDULE OF CONDITIONS

constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

- 16 . This permission is liable for a contribution under the Community Infrastructure Levy (CIL) and a separate CIL liability notice will be provided for your consideration.
- 17 . 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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 72470/APP/2016/4648

SCHEDULE OF PLANS

Planning Design and Access Statement August 2017 - received 05 Sep 2017
Drainage Statement - received 30 Dec 2016
PL-102D Proposed Site Plan - received 04 Sep 2018
PL-100A Location Plan - received 29 Aug 2018
PL-210B Block A3 - Proposed Ground Floor Plan - received 04 Sep 2018
PL-412A Proposed Elevations - Block A3 - received 04 Sep 2018
Transport Statement Rev A - received 05 Sep 2017
Ground Investigation Desk Study Report - received 10 Jan 2017
Energy Statement December 2017 - received 07 Jun 2018
Schedule of revisions to planning application to address remaining issues raised by planners on 26 June 2018 - received 05 Aug 2018
Accommodation Schedule -2018-06-28 - received 05 Aug 2018
PL-211A Block A3- Proposed First Floor Plan - received 05 Aug 2018
PL-212A Block A3- Proposed Second Floor Plan - received 05 Aug 2018
PL-412A Block H - Elevations - received 05 Aug 2018
PL-213 Block H Proposed Plans - received 05 Aug 2018
Financial Viability Assessment August 2017 - received 05 Sep 2017
Air Quality Assessment - received 05 Sep 2017
Noise Impact Assessment - received 05 Sep 2017

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

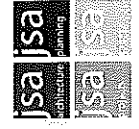
Proposed Residential
Redevelopment

579-583
Uxbridge Road
Hayes
Planning, Design &
Access Statement

August 2017

j|sa

tavistock house waltham road
woodlands park
Maidenhead
Berkshire SL6 3HH
tel +44 (0) 1628 828241
www.jsaarchitects.com



Part I: The Site Introduction



Aerial view of the application site

1.1 This is a revised Planning, Design and Access Statement which has been prepared to support a revised scheme of redevelopment at Thamey Farm Developments Ltd for the demolition of 579, 581 and 583 Uxbridge Road (LPA ref: 72470/APP/2016/4648).

1.2 The amended proposal comprises two new residential blocks which have been significantly revised to address concerns raised by Officers and the public.

1.3 The application still intends to represent an extension to the existing adjoining residential development known as Kingswood Place, however, in accordance with Officer advice provides a better transition of design to the existing neighbouring properties which are of more traditional appearance, particularly in regard to the street scene.

1.4 The amended design is the result of extensive pre-application meeting and discussions with Officers at the London Borough of Hillingdon and is considered to represent an agreed position in regard to a scheme which strikes an acceptable planning balance.

1.5 This Statement should be read alongside the supporting revised architectural drawings (provided by JSA Architects):

PL-103 - Proposed Site Plan (Roof Layout) - Block H
PL-104 - Proposed Site Plan (GF Layout) - Block A3
PL-210 - Proposed GF Plan - Block A3
PL-211 - Proposed FF Plan - Block A3
PL-212 - Proposed SF Plan - Block A3
PL-213 - Proposed Plans and Elevations - Block H
PL-400 - Proposed Elevations - Block A3
PL-412 - Proposed Elevations - Block H

1.6 This application is also supported by updated sub-consultant reports including:

- Air Quality and Acoustic Report (prepared by Accon UK);
- Transport Assessment (prepared by DTA);
- Financial Viability Assessment (prepared by Affordable Housing 106); and
- Ecology Report (prepared by ECOSA).

1.7 For ease of reference, the pages of this statement that have not changed from the previous document will be clearly marked as "UNCHANGED PAGE" at the top of the page.

UNCHANGED PAGE

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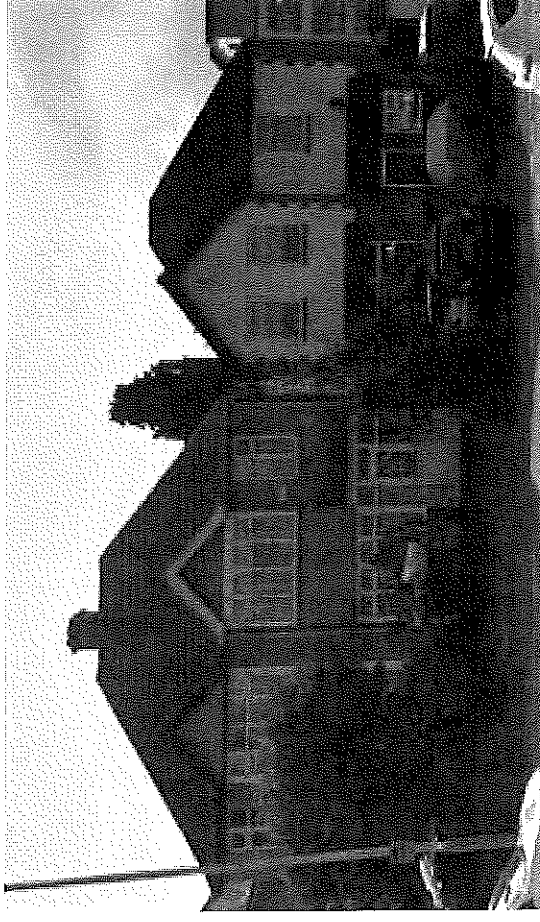
2.1 The application site measures 0.23ha in size and currently comprises three dwellings (nos 579-583) and their associated residential curtilage located on the southern side of the A4020 Uxbridge Road, a principal distributor road connecting Hayes and Uxbridge.

2.2 The existing buildings which include an extended detached dwelling and a pair of semi-detached properties are all two storeys in scale with private driveways and rear gardens.

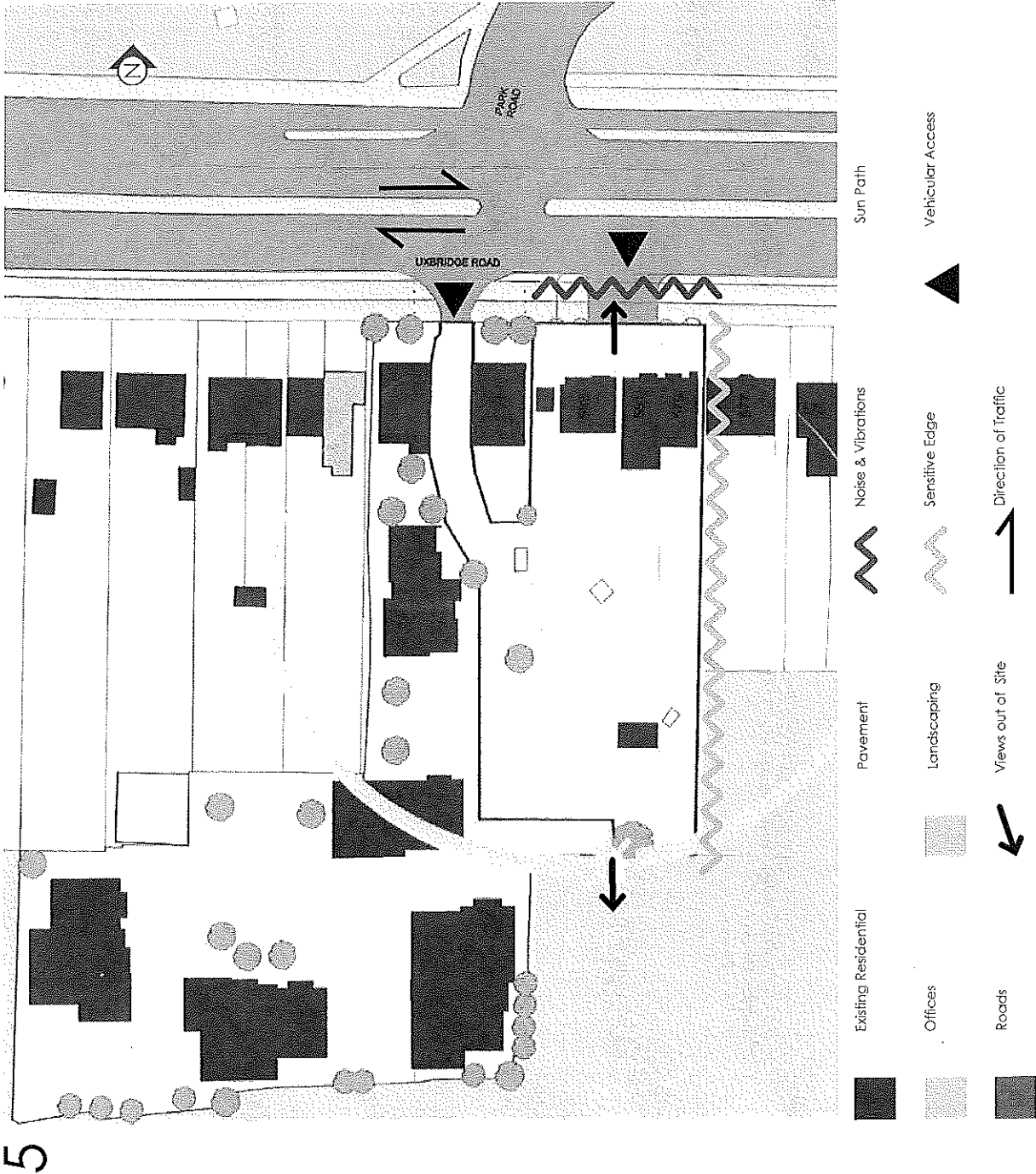
2.3 The site has a 24.5m frontage and benefits from four existing and established vehicular access points directly onto Uxbridge Road.

2.4 The eastern boundary of the site abuts the residential curtilage of 577 Uxbridge Road, a two storey detached property with an in/out driveway. To the rear and west, the application site abuts Kingswood Place, a recent contemporary development of the former Pronto Industrial Estate which comprises 55no residential apartments arranged in 7 buildings of between 2.5 and 4 storeys in scale.

2.5 As an extension to this neighbouring development, the current scheme proposal incorporates and proposes to remodel an existing car park courtyard to the rear south eastern corner of Kingswood Place to facilitate access and a revised parking arrangement.



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Part I: The Site

Site Analysis

5.1 The site analysis process demonstrates that the existing constraints on the site are minimal, and provide a clear opportunity for more intensive residential redevelopment. The site falls within the defined urban settlement boundary and is previously developed land.

5.2 The key development opportunities and constraints are identified on the associated diagram:-

Constraints:-

- Existing development along Uxbridge Road which has a clearly defined prevailing building line;
- Sensitive edges with adjoining residential properties;
- Existing development along Uxbridge Road typically limited to 2-3 storeys.

Opportunities:-

- The existing buildings have little or no architectural merit;
- There are no mature trees on site to hinder development;
- Long garden depths to properties in Uxbridge Road allow backland development to have minimal impact on existing residential properties;
- The common boundary with Kingswood Place provides opportunity for linkage and extension of this established development; and
- Opportunity to rationalise existing multiple entrance points from Uxbridge Road.

Part I: The Site Planning History

6.1 Whilst the application site has no direct planning history, other than the current application itself, due to the proposed linkages with the adjoining site, we have provided a summary of the wider planning history.

6.2 Planning permission was granted in 2009 at the former Pronto Industrial Estate for the mixed use redevelopment of the site comprising 43 no residential apartments (9 no one bed and 34 no two bed), 750 sqm of B1(c) light industrial floor space and associated car parking, landscaping and amenity space (LPA Ref: 4404/APP/2008/3558).

6.3 In 2011, a subsequent application to renew the previous extant consent was submitted to the Council and approved on 14 February 2012 (LPA Ref: 4404/APP/2011/2079). This consent was implemented on site.

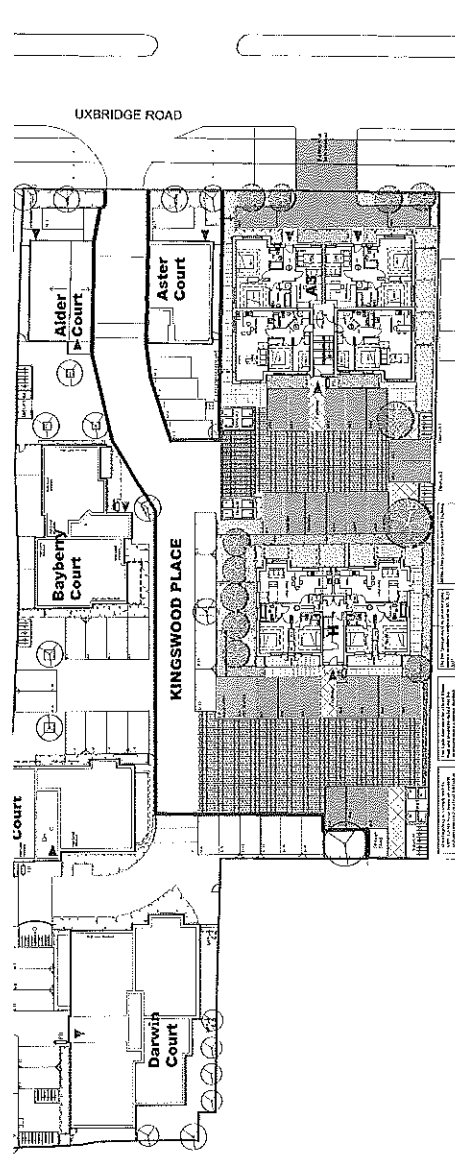
6.4 More recently in March 2015, planning permission was granted for the change of use of the previously approved B1(c) floor space to provide 12 additional units with associated ancillary works (LPA Ref: 4404/APP/2014/2506).

6.5 This latest phase of the adjoining scheme is now substantially complete and many of the residential units on the wider site occupied.

6.6 The current application was originally submitted in December 2016 and proposed redevelopment of the site to integrate with the Kingswood Place development. The proposal sought the demolition of no's 579, 581 and 583 Uxbridge Road to facilitate the construction of two new residential blocks comprising 21 residential units with associated parking, access and amenity space.

6.7 During consideration of the application, Officers, including the Urban Design Officer raised several concerns. As such, it was considered that the scheme as designed could not be supported. Accordingly, following these discussions, it was agreed that the applicant would enter into formal 'pre-application' discussions to enable a revised scheme that meets the Local Authority requirements.

6.8 The following section details these pre-application discussions.



Site Plan Extract From Original Application Submission

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8

8.1 The planning policy context for the proposal is provided through the National Planning Policy Framework and the Development Plan which comprises the London Plan (2016), Hillingdon Local Plan: Part 1 (November 2012), the saved policies of the Hillingdon Unitary Development Plan (September 2007) and relevant Supplementary Planning Guidance.

National Planning Policy Framework (NPPF)

8.2 The NPPF sets out the economic, social and environmental roles of planning in seeking to achieve sustainable development; contribute to building a strong, responsive and competitive economy; and contribute to protecting and enhancing our natural, built and historic environment (paragraph 7).

8.3 At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 14 confirms that development proposals that accord with the Development Plan should be approved without delay. Paragraph 49 furthermore confirms that housing applications should be considered in the context of the presumption in favour of sustainable development.

8.4 Paragraph 17 of the NPPF states that one of the core principles of the sustainable planning is the 'effective use of land by re-using land that has been previously developed (brownfield land)'.

8.5 The Government attaches great importance to the design of the built environment. Paragraph 56 confirms that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

8.6 Paragraph 59 of the NPPF states that local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid any unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

8.7 In addition to the NPPF, in 2015 the Government published Technical Housing Standards - Nationally Described Space Standards. This document provides guidance on minimum internal space standards to be achieved in new development relating to room sizes, ceiling height and internal floor space requirements.

London Plan (2015) and Minor Amendments to London Plan (MALP) (2016)

8.8 London Plan Policy 3.3 seeks to increase housing supply, confirming that brownfield sites can help to meet London's housing demand.

8.9 London Plan Policy 3.4 refers to optimising housing potential by taking into account local context and character, the London Plan design principles and public transport capacity.

8.10 London Plan Policy 3.5 relates to the quality of design of housing developments and confirms that securing new housing of the highest quality and protecting and enhancing residential neighbourhoods are key Mayoral priorities. The relative size of all new homes in London is a key element of this strategic issue and minimum space standards in keeping with the Nationally Described Space Standards have been adopted.

8.11 Policy 3.8 relates to the need for new development to offer a range of housing choices in terms of the mix of housing sizes and types, the policy requires 90% of new housing to be accessible and adaptable and meet Building Regulation requirement M4 (2) and that 10 % of new housing meets Building Regulation M4 (3) in that it is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

8.12 Policy 3.12 and 3.13 relates to negotiating affordable housing on individual private residential and mixed use schemes of 10 units or more. Negotiations on the level of affordable housing should take account of individual site circumstances including development viability. Policy states that affordable housing should normally be provided on site and that in exceptional cases where it can be demonstrated robustly that this is not appropriate in terms of policies in this Plan, it may be provided off-site.

8.13 The Mayor has also recently published a Housing SPG (March 2016). This guidance provides detail on the implementation of housing policies in the 2015 London Plan and the 2016 Minor Alterations to the Plan (MALP). In table 1.1, Hillingdon is identified to have a minimum ten year housing delivery target of 5,593 dwellings between 2015-2025.

8.14 Boroughs should seek to ensure that dwellings accessed above or below the entrance storey in buildings of four storeys or less have step-free access where viability allows and consideration should be given to the implication of ongoing maintenance costs and the affordability of service charges for residents.

8.15 In respect of private open space, Standard 26 states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant. Standard 27 furthermore states that the minimum depth and width for all balconies and other private spaces should be 1500mm.

8.16 Standard 28 of the Housing SPG relates to privacy and confirms that design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces.

8.17 The Mayor has published Supplementary Planning Guidance on Sustainable Design and Construction to which new development should seek to adhere.

8.18 Policy 5.2 relates to minimising carbon dioxide emissions and confirms that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following hierarchy:-

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be green: use renewable energy

8.19 The Mayor targets new major developments in 2016 to meet a 40% improvement in carbon dioxide emissions over 2010 Building Regulations. This has been updated in the Housing SPG in Standard 35 which states that development proposals should be designed to meet the a 35%-zero carbon improvement on 2013 Building regulations.

8.20 Whilst the site does not fall within a flood zone and no issues relating to flooding have been identified, in accordance with the hierarchy set out in London Plan policy 5.13 new development should ensure that surface water run-off can be appropriately managed.

8.21 Parking standards have recently been updated in the London Plan in the document entitled 'Parking Standards Minor Alterations to the London Plan'.

8.22 The PTAL rating of the site is 3 (Moderate) in line with London Plan guidance parking should be up to a maximum of 1.5 spaces per dwelling for sites with a Suburban Sites with a PTAL of 2-4.

Part I: The Site Planning Policy Context

8.23 London Plan Policy 6.13 further confirms that development in London should ensure that 1 in 5 spaces (both active and passive) provide an electrical charging point; that parking is provided for disabled people and minimum cycle parking standards can be met provide the needs of business.

Hillingdon Local Plan: Part 1 (November 2012)

9.1 The Hillingdon Local Plan: Part 1 - Strategic Policies sets out key elements of the planning framework for the borough over the next 15 years.

9.2 Policy H1 relates to housing growth and confirms that the Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies. The Borough's current target is to provide an additional 4,250 dwellings, annualised as 425 dwellings per year, for the ten year period between 2011 and 2026.

9.3 Policy H2 refers to affordable housing provision and confirms that new development is expected to include a range of housing to meet the needs of all types of households. For sites with a capacity of 10 or more units the policy confirms that the Council will seek to ensure that the affordable housing mix reflects housing needs in the borough.

9.4 Policy BE1 confirms that the Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. The policy requires all new developments to:-

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;
3. Be designed to include "Lifetime Homes" principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives;

4. In the case of 10 dwellings or over, achieve a satisfactory assessment rating in terms of the latest Building for Life standards (as amended or replaced from time to time);

5. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals;

6. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.

9.5 Local Plan Part 1 Policy EM1 relates to climate change adaptation and seeks to ensure that climate change mitigation is addressed at every stage of the development process.

9.6 Policy EM6 relates to Flood Risk Management and confirms that the Council will require all development across the borough to use sustainable urban drainage systems (SUDS) unless demonstrated that it is not viable.

Hillingdon Unitary Development Plan (saved policies)

9.7 The Hillingdon UDP was originally adopted in 1998 and sets out the detailed policies which are taken into account when the Council considers development within the Borough.

9.8 Policies BE13 and BE19 of the Hillingdon Local Plan - Saved UDP policies seek to ensure that the layout and appearance of new buildings harmonises with the existing street scene and the character and appearance of the surrounding area. In order to safeguard visual and residential amenity, saved UDP policy BE22 further confirms that new buildings should be set back an appropriate distance from the site boundary.

9.9 Policies BE20, BE21, BE23 and BE24 of the Saved UDP policies seek to safeguard the residential amenity of future and neighbouring occupants and those of surrounding land and buildings with particular reference to (a) daylight and sunlight (policy BE20) (b) privacy and overlooking (policy BE21, BE23 and BE24) and (c) the provision of sufficient usable amenity space.

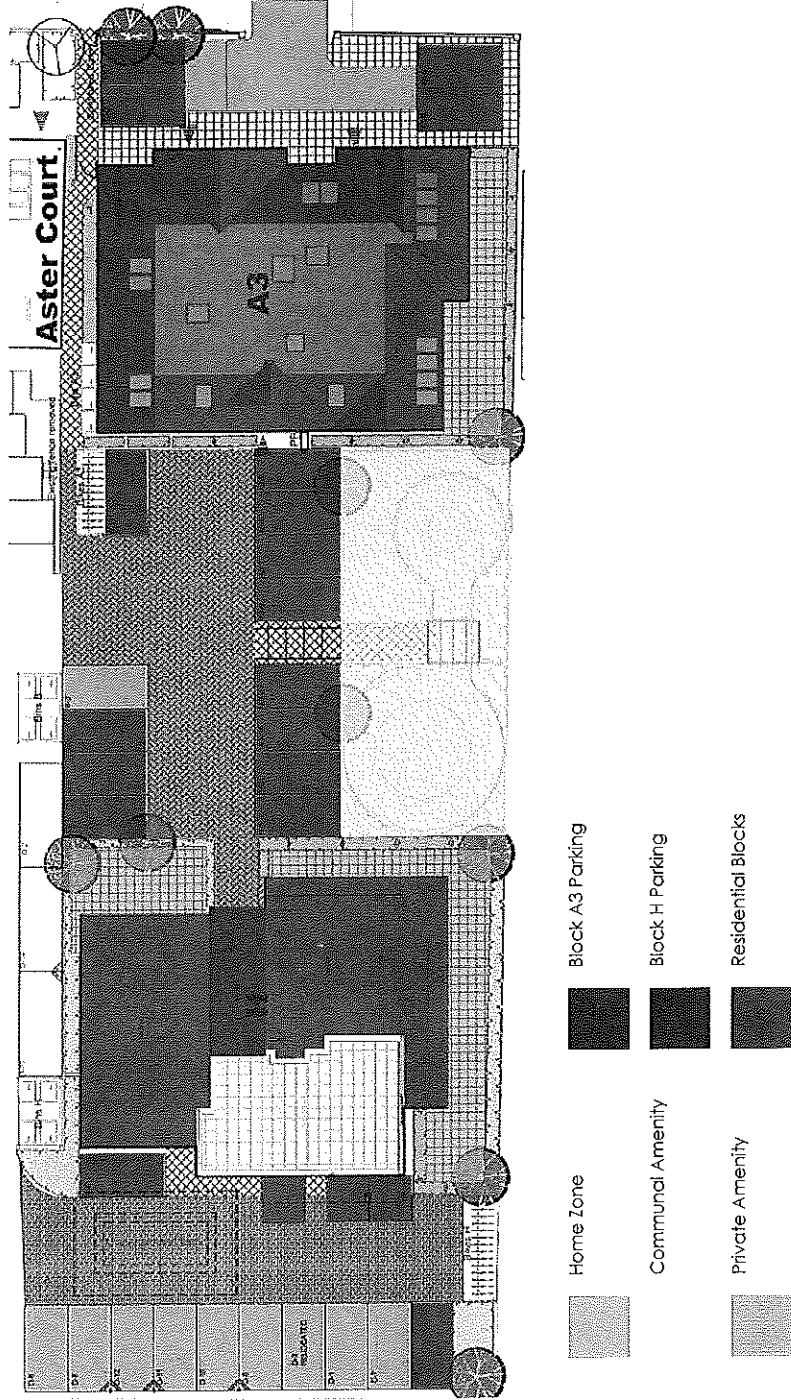
9.10 Saved UDP policies AM2 and AM7 seek to safeguard highway and pedestrian safety and ensure that developments do not have an adverse impact on the surrounding highway network. Policies AM9, AM14 and AM15 seek to ensure appropriate levels of cycle and car parking are provided.

Supplementary Planning Guidance

9.11 The Council's Supplementary Planning Guidance on Residential Layouts sets out more detailed guidance which is aimed at avoiding developments which are over dominant or which cause unacceptable levels of overlooking or overshadowing. This document also provides further guidance on the provision of amenity space, overshadowing and sunlight/daylight.

- 10.1 The site falls within the 'developed area' as designated in the Hillingdon Local Plan. There are no other designations specific to the site which would preclude residential development.
- 10.2 Paragraph 17 of the National Planning Policy Framework states that one of the core principles is the 'effective use of land by reusing land that has been previously developed (brownfield land)'.
- 10.3 London Plan (2016) Policy 3.3 seeks to increase housing supply, confirming that brownfield sites can help to meet London's Housing demand. This general principle is reiterated in Local Plan; Part 1 and Policy H1 which recognises that the efficient use of brownfield land can contribute towards the borough's housing supply.
- 10.4 The application proposes the demolition of three existing 3 and 4 bed houses and the comprehensive redevelopment of the site to provide two new apartment buildings.
- 10.5 The proposal would result in the more efficient and effective use of this previously developed site, in compliance with the objectives of the above mentioned policies. The proposal would furthermore provide a very positive contribution to the supply of new housing in this part of the borough's and help the Council in achieving a rolling five year supply of housing.

Part II: The Proposal Use



Part II: The Proposal

11 Amount

11.1 The amount of development proposed is the product of the analysis and assessment of the key opportunities and constraints of the site and its surroundings. Moreover, the quantum has been derived from the pre-application discussions which has focused on the acceptable parameters for each block including the position, height, scale and design. Whilst a key aspiration has been to make the most effective use off the site, the precise quantum has therefore very much been a result of the evolved design inline with Officer feedback.

11.2 Key considerations have therefore been lo:-

- ensure the form and layout of the development respects the character of the area;
- ensure that the design is of high quality and provides a transition, particularly along the street, between the more contemporary buildings at Kingswood Place and the more traditional design of buildings generally along this section of Uxbridge Road.
- pay due attention to building heights, again providing a transition;
- pay due regard to the proximity and relationship with neighbour properties; and
- have regard to the design requirements of the Development Plan.

11.3 The resultant proposal will provide 21 self contained one, two and three bedroom apartments within two proposed blocks. The proposed accommodation mix is of 6no. one beds and 11no. two bedroom units and 4no three beds.

11.4 The site is well suited and sustainable for smaller units, benefitting from good access to public transport, supporting infrastructure and facilities. In accordance with pre-application feedback, however, a clear opportunity arose to create larger 3 bed units on the ground floor, resulting in a more diverse mix in accordance with the intention of the Councils housing mix policies.

11.5 The new units have been designed to meet the space standards set out in the London Plan. This requires the standard floor space for a one bed one person (studios) apartments to have a minimum of 37sqm, a two bed apartment to meet a minimum floor area of 61sqm and a three person apartment to meet a minimum floor area of 74sqm.

11.6 In accordance with London Plan Policy 3.8, ninety percent of new housing should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and ten percent of new housing should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users (Building Regulation requirement M4(3)). The application of requirement M4(2) in practice will require a lift where a dwelling is accessed above or below the entrance storey.

11.7 The MALP however acknowledges in paragraph 3.48A that in buildings of 4 storeys or less there may be development specific viability issues due to the implication of ongoing maintenance costs on the affordability of service charges for residents.

11.8 Where such assessments demonstrate that the inclusion of a lift would make the scheme unviable or mean that service charges are not affordable for intended residents, the units above or below the ground floor that cannot provide step free access would only need to satisfy the requirements of M4(1) of the Building Regulations.

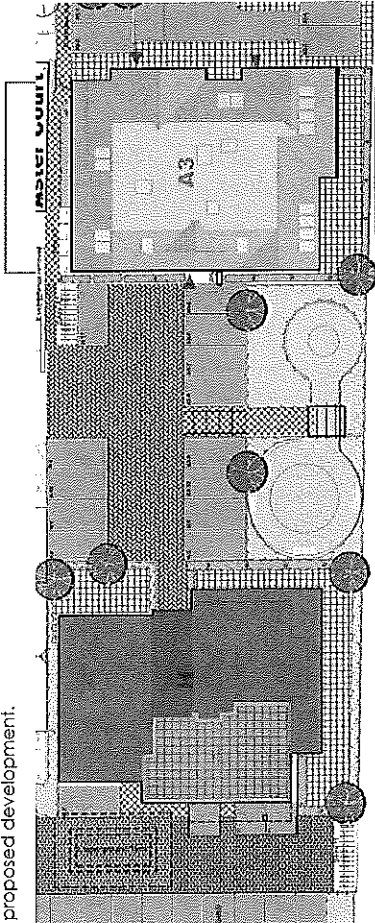
11.9 Following pre-application feedback, the scheme now makes provision for a lift in each block.

11.10 Policy 3.4 of the London Plan seeks to ensure development optimises the housing output for different types of location within a table of relevant density ranges outlined in the supporting text. The application site is considered to have a suburban context with a public transport accessibility of 2/3.

11.11 For sites that fall within these categories the London Plan provides an indicative density range of 150-250 habitable rooms per hectare (nrh) or 50-95 u/ha where between 2.7-3 habitable rooms are proposed per unit.

11.12 The proposal would result in a total of 21no units with a good mix of one, two and three bed units contributing to the provision of a mix of new accommodations within the Borough. The resulting density of 91 dwellings per hectare (dph) is considered to be acceptable on the site, particularly with regard to density, footprint, scale, bulk or massing of the neighbouring development at Kingswood Place (112dph).

11.13 Furthermore, given the location of the site, the proposed layout of the development, the surrounding land uses and its proximity to Uxbridge Road (including local open spaces and Uxbridge Road Town Centre) it is considered that the additional density can be adequately accommodated on the site without being detrimental to adjoining properties or the amenity of future residents of the proposed development.



Block A4

- 1x3 Bed @ 94m²/1012f²
- 1x3 Bed @ 90m²/968f²
- 3x2 Bed @ 71m²/764f²
- 2x2 Bed @ 67m²/721f²
- 3x2 Bed @ 64m²/688f²
- 1 x3Studio @ 48m²/517f²

Block A3

- 1x3 Bed @ 134m²/1442f²
- 1x3 Bed @ 123m²/1324f²
- 1x2 Bed @ 57m²/614f²
- 2x2 Bed @ 69m²/741f²
- 1x1 Bed 52m²/560f²
- 1x1 Bed 50m²/538f²
- 1xStudio 47m²/504f²
- 1xStudio 45m²/481f²
- 1xStudio 37m²/396f²

Block A Floor & Roof Plans

Part II: The Proposal Layout

12.1 The proposed scheme would involve the demolition of three existing houses (nos 579, 581 and 583) along Uxbridge Road and the redevelopment of the site to provide a residential development comprising 21 no one, two and three bedroom units.

12.2 The 21 new associated car parking spaces (1:1 ratio) with secure cycle storage, landscaping and amenity space would meet the Councils requirements as agreed during pre-application discussions.

12.3 The proposed scheme naturally has a close relationship with the neighbouring development at Kingswood Place and consequently proposes to share the existing main access into the site and link it into the two new courtyard parking areas.

12.4 In similarity to Kingswood Place, the proposed extension scheme has been set out on a shared surface and home zone principle with a mixed use surface surrounded by car parking and hard landscaped amenity areas.

12.5 The layout has been designed to preserve privacy for both the future occupiers of the site and the adjoining existing residential properties along Uxbridge Road. The position and the orientation of individual blocks have been configured to provide acceptable levels of daylight and sunlight and to maximise the potential for solar gain.

12.6 The revised scheme still consists of 2 buildings, which are described in more detail below along with the associated design changes.

Block A3

12.7 Block A3 is located on the frontage of Uxbridge Road and comprises 10 no apartments. It is proposed to be two-and-a-half storeys in height with two prominent gable features incorporated into projecting front bays. In keeping with the neighbouring frontage blocks at Kingswood Place, and in accordance with pre-application feedback, 4 no. additional parking spaces are proposed to be accessed directly from Uxbridge Road. This would also serve to rationalise and consolidate the existing two access points into one along this section of highway.

12.8 A dedicated parking courtyard with associated refuse and cycle stores is located to the rear of the new block and accessed via Kingswood Place.

12.9 The new courtyard would provide a total of 16 parking spaces. 6 no. of these spaces would be allocated to the new Block A3 residential units providing a total of 10 spaces for this block when taking into account the four frontage spaces.

12.10 Block A only proposes high level windows above ground floor level to the east and west facades where they face adjoining properties. The location and height of these windows is such that no overlooking of neighbouring properties would arise.

12.11 The position of the block has been slightly set back to provide a suitable transition to the building line along Uxbridge Road as agreed during pre-application feedback.

12.12 Furthermore, the block has now been significantly stepped away from the side boundary with No.577 to avoid the block appearing overbearing or leading to a loss of light to that property.

Block H

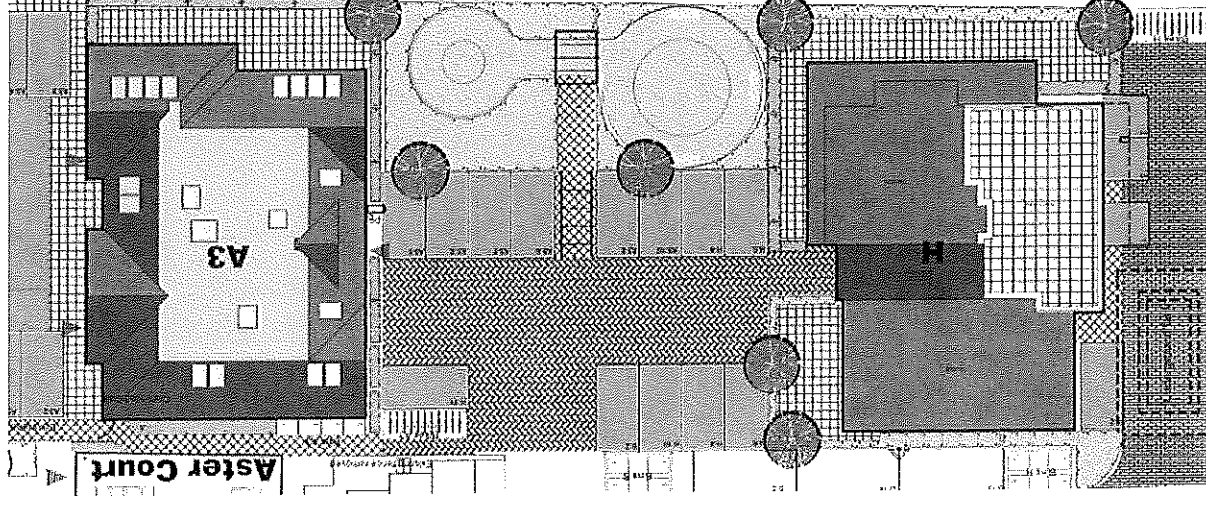
12.13 Block H comprises 11 no. residential units and is located to the rear of the site and the opposite side of the central parking courtyard. The primary windows to this block aspect to the north and south. Significantly a minimum separation distance of 21m is provided between the habitable room windows of this Block and Block A3.

12.14 Following pre-application discussions, the block has been moved further into the site and stepped away from the boundary with No.577 to further improve the neighbouring relationship.

12.15 The south facing elevation of Block H overlooks an existing rear parking courtyard for Kingswood Place and Rosedale Park. This existing parking courtyard, however, proposes an amended layout to facilitate an increase in parking spaces whilst retaining access to the existing subterranean tank.

12.16 Again only high level or obscure glazed windows are proposed on the most sensitive elevations.

12.17 Private amenity spaces take the form of individual balconies and private defensible ground floor patios. The scheme also incorporates a substantial roof terrace.





13.1 The scale of the current application has been informed by the iterative process of site analysis and design development. Furthermore, the precise design parameters including height have been established through extensive pre-application discussion.

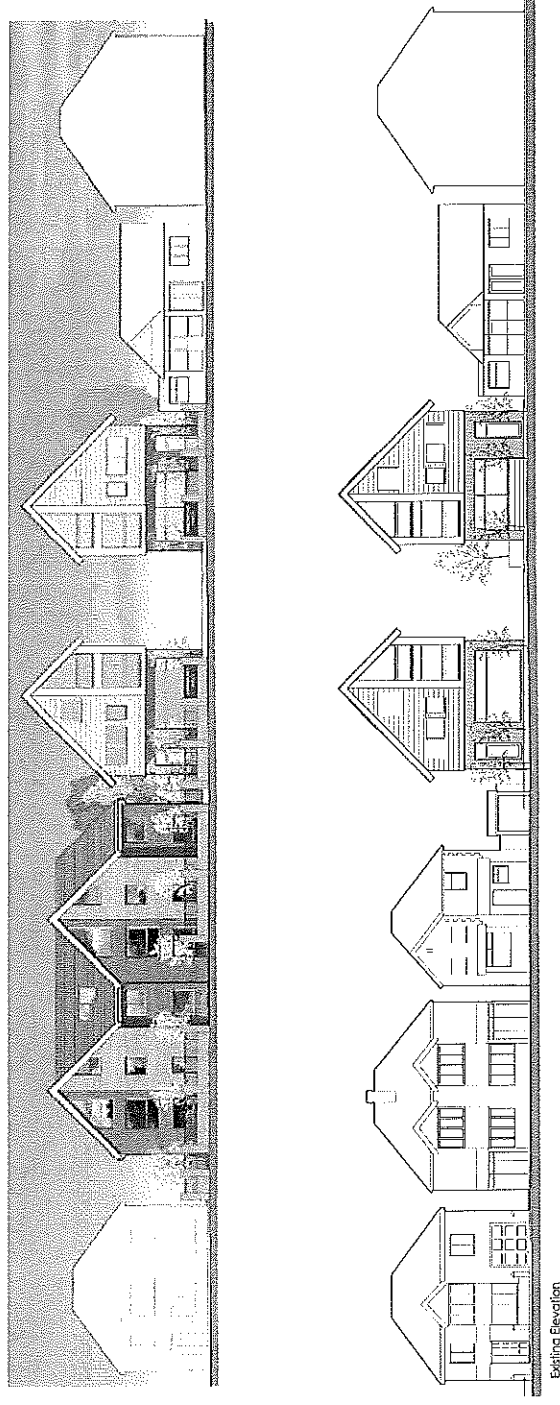
13.2 The proposed development along Uxbridge Road frontage at two-and-a-half storeys reflects the scale of the neighbouring buildings on Kingswood Place. Following pre-application feedback, however, the height of the frontage block has been reduced to provide a suitable transition between the 'gateway' blocks at Kingswood Place and the lower height of the existing dwellings, particularly No.577 on the other side of the site.

13.3 The pitched gable design at each end of the front elevation ensures that the eaves and roof height closest to neighbouring properties are lowered. The pitched gable design further ensures that the scale of development and relationship with neighbouring properties is sympathetic. It is considered that the provision of a new frontage building would maintain and reinforce the strong street elevation created by Kingswood Place whilst creating a transition in design away from the modern look of the gateway buildings, more sympathetic to the traditional appearance of existing dwellings.

13.4 Block H to the rear of the site previously proposed 5 stories, but has now been reduced in height to provide only 4 stories in accordance with pre-application feedback. The fourth floor would also be set back within the envelope of the building, with a significant step away from the side boundary.

13.5 This element is set well back from Uxbridge Road and takes advantage of the unconstrained views across Rosedale Park and Wood End Green allotments. The design of this block remains more contemporary in design but now utilises a more restrained and traditional palette of materials as agreed during pre-application discussions.

13.6 The scale of the two new blocks has been carefully considered by Officers and the revised scheme which represents an overall significant reduction in height, scale and massing has been agreed as an acceptable approach.



14.1 The proposed two blocks on the site have been designed individually, informed by their individual location and how they conform with development plan objectives, whilst keeping within the identified constraints and maximising on the opportunities of the site redevelopment.

14.2 Following pre-application feedback, the architectural language of the front block has become more traditional, with greater emphasis on the use of red brick, better reflecting the transition in character within the street scene. The rear block has a more contemporary appearance to help to give identity to the scheme and a cohesiveness to Kingswood Place, however, introduces a more sleek design through the use of retrained materials.

14.3 The fourth floor has been designed to appear 'light-weight', as a recessed roof level of accommodation reducing the overall mass and bulk of the block.

14.4 The elevations are articulated through variation in materials, changes in depths to the facades, integrated balconies and changes in the pattern and sizes of windows to reflect the context of each block. Each block is able to express a degree of individuality in its overall composition.

14.5 Block A3 has been designed to respect the scale and appearance of the adjoining frontage blocks on Kingswood Place and the neighbouring houses. Accordingly, this block adopts steeply pitched gables and articulated facades using a slightly contrasting brick style.

14.6 In keeping with the rear blocks at Kingswood Place, Block H adopts a shallow pitched roof with overhanging eaves. The shallow pitched roof reduces the overall scale of development so that the main visible roof features are the eaves and facias which appear as attractive planes, a form which sits comfortably with the contemporary approach taken.

14.7 Where appropriate, floor to ceiling windows have been provided to maximise solar gain. Elsewhere, high level windows are utilised to maximise natural light whilst preserving privacy.

14.8 Overall, the appearance and detailing of the blocks has been significantly revised in accordance with pre-application feedback.

Part II: The Proposal Appearance

Key

1 Red Brick

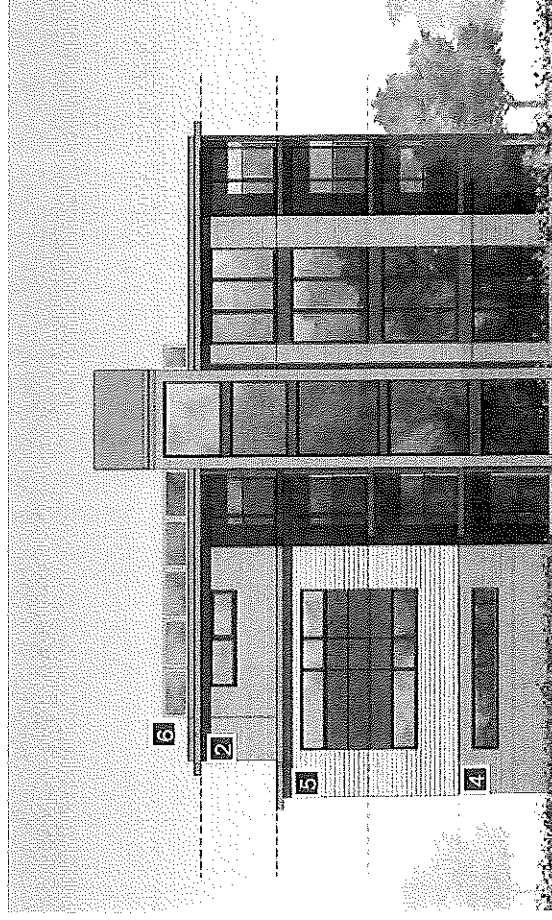
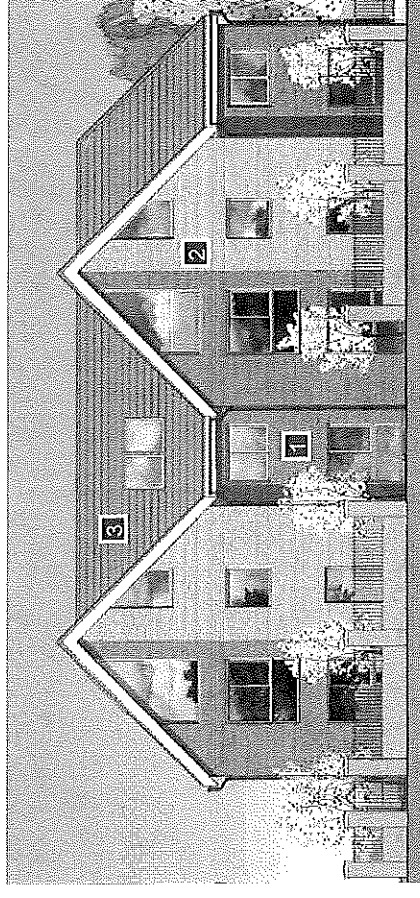
2 Brown Brick

3 Composite Slate Tiles

4 Grey Brick

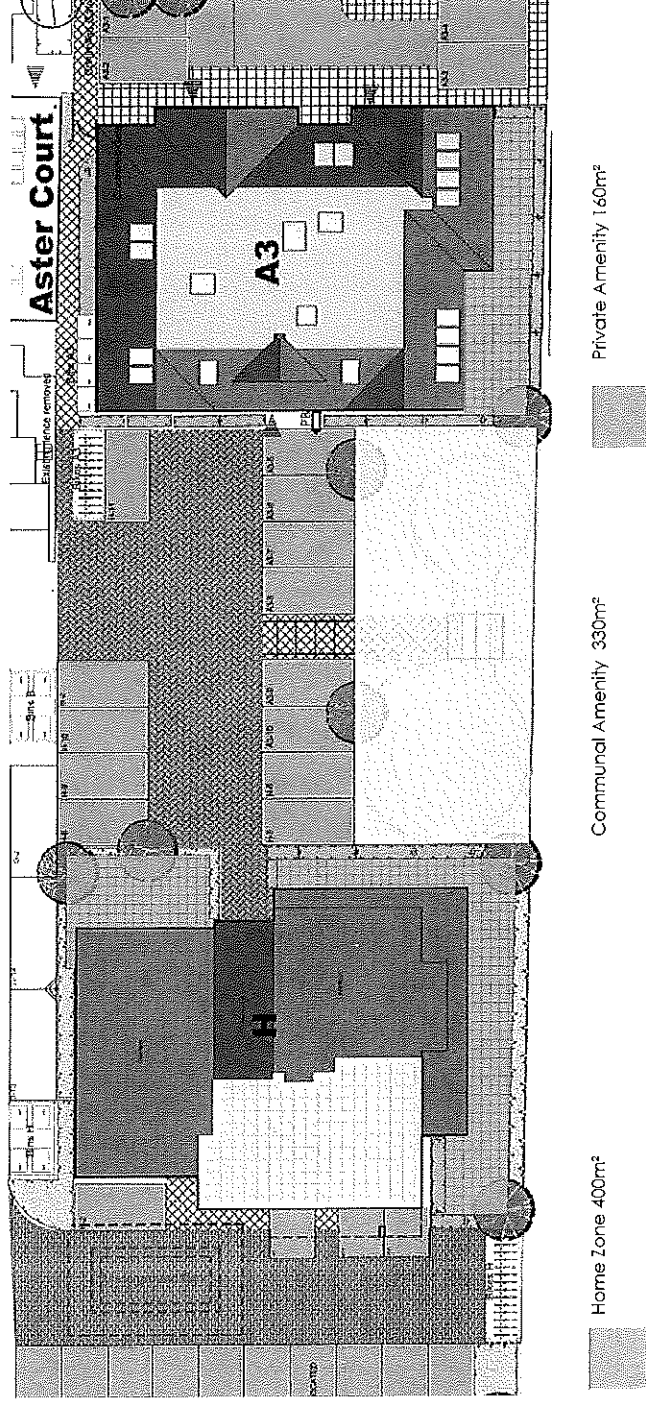
5 Cladding

6 Glass Balcony



Proposed Site Plan

Part II: The Proposal Landscaping

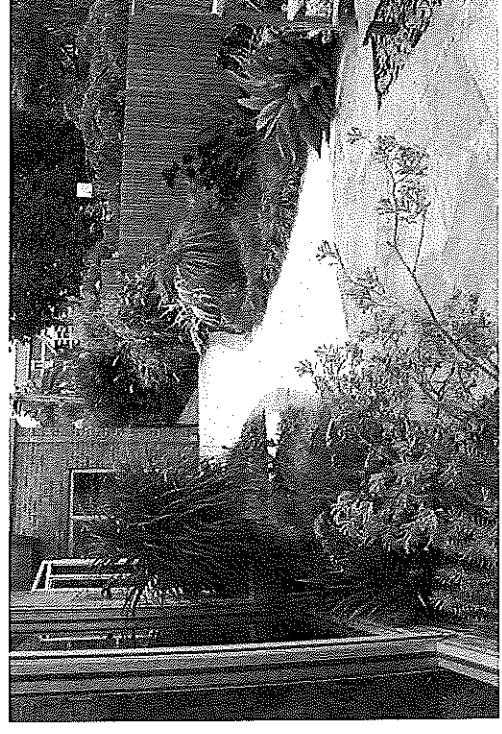


15.1 Landscaping is integral to the scheme with the key design rationale seeking to create a sequence of usable spaces. Pre-application feedback revealed that Officers placed great weight on the need to create a large central area of amenity space that would be regularly shaped to maximise usability.

15.2 Accordingly, a new central area of amenity space has been provided measuring 260sqm. This is complemented by a large roof terrace on the rear block measuring 70sqm.

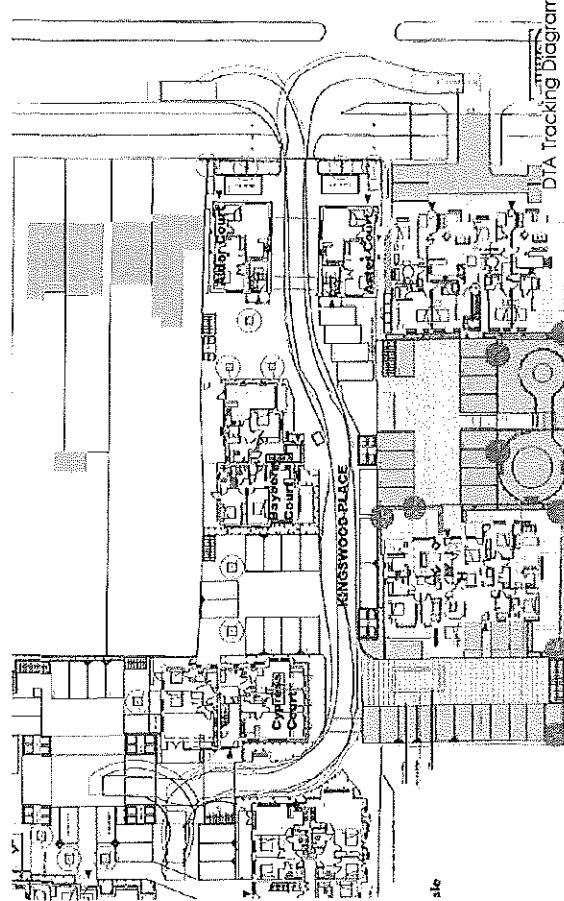
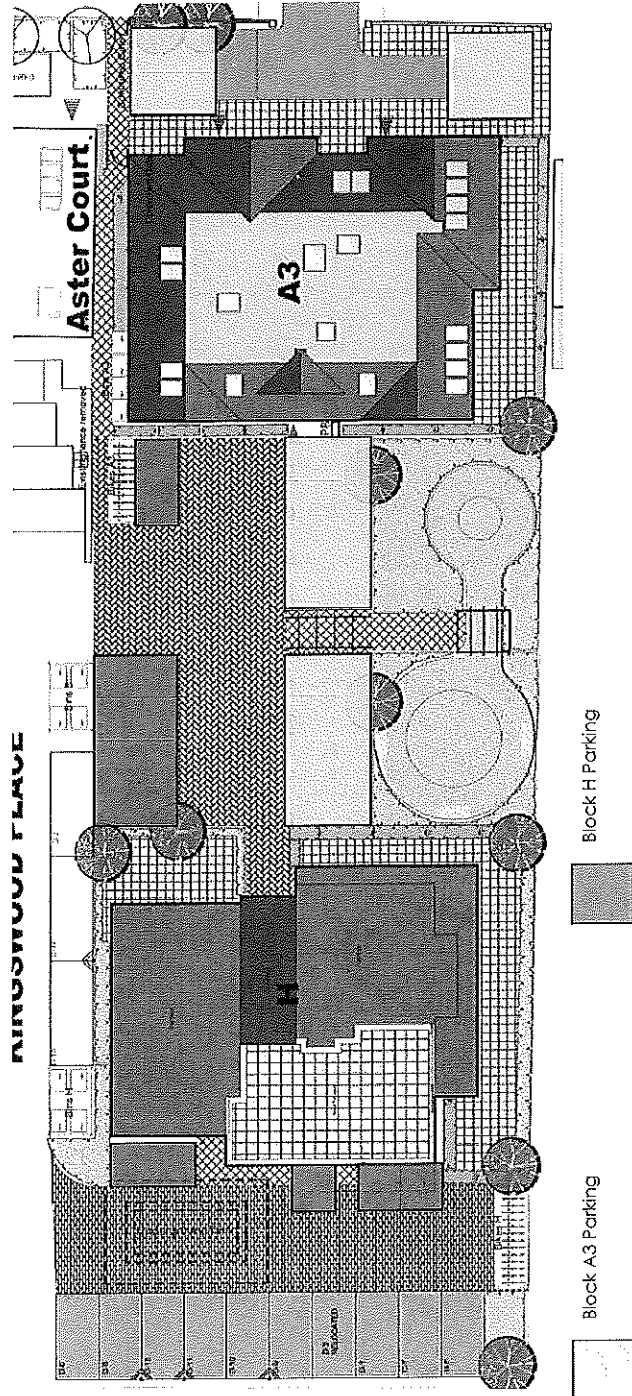
15.3 Around each block, a key element of the landscaping scheme will be to provide ornamental but defensible planting to enclose the private ground floor amenity spaces whilst softening the appearance of the development in the street scene and within the wider site context. At upper levels, balconies have been used, where appropriate to provide some private amenity space.

15.4 Communal amenity areas/boundaries to the site and parking courtyards will further be enhanced with low planters and ornamental street trees. These will provide further visual amenity whilst their strategic positions will help to slow vehicular traffic within the scheme.



Indicative Landscape

Part II: The Proposal Access



16.1 The application site is located within a highly sustainable location with good access to public transport and within walking distance of many local facilities.

16.2 The application proposal utilises the existing access into Kingswood Place and in part seeks to amend the existing parking courtyard to the south east corner in addition to providing a further link to a new parking courtyard located centrally within the application site.

16.3 Kingswood Place currently provides 55no parking spaces for 55 residential units. This existing level of parking provision equates to 1:1 for the residential units. Cycle parking was provided at Kingswood Place at an average of 1.4 spaces per dwelling.

16.4 This application proposal provides an additional 21no. parking spaces on a 1:1 parking ratio in keeping with the approved parking ratio for Kingswood Place. An additional three visitor parking spaces are also provided. The current application furthermore proposes the creation of an additional 35 secure cycle spaces within three standalone shelters, equating to an average of 1.6 spaces per new dwelling.

16.5 The scheme incorporates one turning head which has been designed to an adaptable standard. This is located to provide access for delivery, refuse collection and fire tender access.

16.6 The proposed bin stores have also been designed to be an integral part of the landscape and serve the dual purpose of traffic calming within the Home Zone area.

16.7 The position of the bin stores has been determined by the Council's standard 'carry distances' and the need to integrate these structures within the overall landscape strategy.

16.8 The general principle underpinning the inclusive access needs of the development is that the scheme will be designed to comply with Part M of Building Regulations. Accordingly, level thresholds will be provided to the principal external doors of the proposed dwellings. Hallways and doors will also be of a size to enable wheelchair access and movement.

16.9 In accordance with London Plan Policy the new development offers a range of housing choices in terms of the mix of housing sizes and types. Accordingly, all of the new units are accessible and adaptable and meet Building Regulation requirement M4 (2) and 10% of the new units (2no) (A302 and A303) meets Building Regulation M4 (3) in that they are designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

Part II: The Proposal Environment and Sustainability

Energy Assessment

17.1 The London Borough of Hillingdon Local Plan (Part 1) Strategic Objective SO11 addresses the impacts of climate change and aims to minimise emissions of carbon and local air quality pollutants from new development and transport. In turn it refers to Policy EM1 which was renumbered in the adopted edition of Part 2 as Policy DME12 'Reducing Carbon Emissions'.

17.2 This policy states that all developments are required to make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets and that all major development proposals must be accompanied by an energy assessment showing how these reductions will be achieved.

17.3 The application is supported by an Energy Statement prepared by JSA Energy. The report concludes that the development proposal meets the applicable planning policies regarding energy efficiency and the reduction of carbon dioxide emissions, as a result of fabric improvements, but especially the use of renewable technology. The baseline annual energy demand and associated carbon dioxide emissions for the proposed development are 99,030 kWh and 23.76 tonnes respectively. Improvements to the building fabric (Lean case) resulted in a reduction in carbon dioxide emissions of 5.7%, the equivalent of 1,350kg/yr.

17.4 Evaluation of all possible renewable energy technologies has demonstrated that the most suitable, in terms of reducing carbon dioxide emissions, is the installation of a Photovoltaic (PV) system on the roof of the development. The report confirms that the installation of such a system could contribute to the overall reduction in carbon emissions of 35% in line with the London Plan and Hillingdon Strategic and Development Management policy requirements.

Air Quality Assessment

17.5 This revised scheme is supported by a site specific Air Quality Assessment (prepared by Accon) to address the effects of air pollutant emissions from traffic using the adjacent A4020. The study considered Air quality measurements carried out in the Uxbridge Road/Hayes area near the development site.

17.6 In terms of the construction phase, the estimated risk associated with the proposed development is considered to be negligible provided the mitigation measures recommended are put in place.

17.7 During the operational phase, the modelling predicts no exceedances of pollutant concentrations at sensitive receptors for either the standard or 'worst case' assessment methodologies. There is no requirement from Defra to undertake the additional 'sensitivity test' assessment.

17.8 Given that this is a very worst case scenario modelled using ground level background concentrations and in conjunction with both the UK's Air Quality Action Plan and Mayor of London's announced plans, it is concluded that pollutant concentrations predicted under this scenario will not be realised at the proposed sensitive receptors

Noise Assessment

17.9 This proposed scheme is supported by a noise assessment (prepared by Accon) to address the extent to which development of the site is affected by noise. This report included a detailed noise measurement study with background noise measurements taken for day and night time periods.

17.10 The Noise Assessment identified that a reasonable standard of sound insulation would be required to create an internal noise environment which would achieve compliance with the requirements of the London Borough of Hillingdon (LBH) and with BS 8233 and WHO guidelines. Building envelope sound insulation measures to meet these requirements have been identified in that report.

17.11 Meeting the target noise criteria within the proposed dwellings ensures compliance with the overall aims of Paragraph 123 of the NPPF in that noise is not expected to result in any significant adverse effects on health or quality of life for future occupants of the proposed development.

Part II: The Proposal

Conclusion

18.1 This Statement has set out in detail the design rationale of the proposal in the context of the current Development Plan policy.

18.2 The revised scheme which now forms the application proposal is the result of extensive pre-application discussions with the Councils Officers including the Planning Case Officer, the Urban Design Officer, the Highways Officer and the Head of Planning.

18.3 The result is a scheme which balances making the most efficient and effective use of this sustainable site with providing an appropriate response to design, particularly in the context of the street scene and would safeguard the amenity of current and future residents.

18.4 It is considered that the proposed redevelopment of 579, 581 and 583 Uxbridge Road is appropriate for the following reasons:-

- This statement demonstrates that the planning application proposals accord with key policies within the NPPF, The London Plan and Local Plan;
 - It provides more efficient use of a previously developed site to provide a mix of dwelling sizes;
 - The design and layout would safeguard the amenities of the surrounding properties;
 - The design would respect the local character street scene providing a transition in design between the contemporary gateway buildings at Kingswood Place and the older houses.
 - The proposal would provide a safe and secure environment which encourages the use of cycling, walking and public transport use; and
 - The proposal adheres to various residential design standards set out in the London Plan, Local Plan and supporting Supplementary Planning Documents relating to amenity, parking and design.
- 18.5** In conclusion, the scheme is considered to be the successful outcome of extensive pre-application feedback with the Local Planning Authority and would therefore provide an important and positive contribution towards the housing stock in the Borough.