

DELEGATED DECISION

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

APPROVAL RECOMMENDED: GENERAL

Select Option

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

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

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

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

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

CERTIFICATE OF LAWFULNESS

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

CERTIFICATE OF LAWFULNESS

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

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

Case Officer

Signature:

Date:

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

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

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

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

Address LAND AT 30 - 32 CHESTER ROAD NORTHWOOD

Development: Erection of 26-bed residential care home (Use Class C2), alterations to access, to vehicular crossover and associated landscaping.

LBH Ref Nos: **13800/APP/2020/2272**

Drawing Nos: SCH0718-01
 SCH0718-15
 SCH03_20-05
 SCH0718-02
 SCH0718-03
 SCH0718-04
 SCH03_20-07
 SCH03_20-08
 SCH03_20-09 Rev. 1
 Access Statement
 Design, Access and Planning Statement
 SCH03_20-06 Rev. A
 SCH03_20-10 Rev. A
 SCH03_20-11 Rev. A
 SCH03_20-12-A Rev. A
 SCH03_20-12-B Received 18-09-2020
 SCH03_20-13 Rev. A
 SCH03_20-14 Rev. A
 Tree Survey (Dated 13th July 2020)
 BURKL Output Document (Dated 7th July 2020)
 Energy and Sustainability Statement (Dated July 2020)
 Air Quality Assessment Rev. B (Dated 2nd July 2020)
 Land Contamination Assessment (Dated July 2020)
 Sustainable Drainage Scheme (Dated 20th July 2020)
 Transport Statement (Dated July 2020)

Date Plans received : 20/07/2020 **Date(s) of Amendment(s):** 23/07/2020

Date Application Valid: 20/07/2020

1. **SUMMARY**

This application seeks permission for the erection of a 26-bed residential care home (Use Class C2) on land at Nos. 30-32 Chester Road. The development is considered acceptable in principle and acceptable with regard to its impact on the character of the area, neighbour amenity, highways, access, security, living conditions, landscaping, ecology, energy, flooding, noise, air quality, contaminated land and waste.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SCH03_20-06 Rev. A, SCH03_20-07, SCH03_20-08, SCH03_20-09 Rev. 1, SCH03_20-10 Rev. A, SCH03_20-11 Rev. A, SCH03_20-14 Rev. A and SCH0718-15 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 1 (2012), Part 2 (2020) and the London Plan (2016).

3 RES5 General compliance with supporting documentation

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

Access Statement;
Design, Access and Planning Statement (Dated July 2020);
Tree Survey;
BURKL Output Document;
Energy and Sustainability Statement;
Air Quality Assessment Rev. B (Dated 2nd July 2020);
Land Contamination Assessment (Dated July 2020);
Sustainable Drainage Scheme (Dated 20th July 2020);
Transport Statement (Dated July 2020).

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

REASON

To ensure that the development complies with the objectives of Policies. [Specify]

4 RES7 Materials (Submission)

Prior to commencement of above ground construction works (excluding demolition and site clearance), details of all materials and external surfaces 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.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

5 RES8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root

areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

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

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

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

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

6 RES9 Landscaping (car parking & refuse/cycle storage)

Prior to relevant works commencing, 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

2.b Cycle Storage demonstrating provision of secured and covered storage with capacity for 4 bicycles

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts demonstrating provision of 3 parking spaces with passive electrical vehicle charging points

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (if relevant)

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 DMHB 11, DMHB 14 and DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) and Policy 5.17 of the London Plan (March 2016).

7 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)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 28 or 34 Chester Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

8 RES13 Obscure Glazing

The windows facing 28 and 34 Chester Road 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 Policies DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

9 RES15 Sustainable Water Management (changed from SUDS)

Prior to commencement (excluding demolition and site clearance), a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall generally follow the strategy set out in the Surface Water Drainage Strategy produced by GeoSmart Information dated July 2020, Final Revision, however every effort should be made to reduce the need for a pumped drainage system.

The scheme shall clearly demonstrate how it manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Sustainable Drainage:

i. Pumped drainage system - collected surface water from impermeable surfaces to the rear of the development should be discharged, as a preference, to rain gardens or other suitable means integrated within the rear landscaping. The submitted scheme should provide adequate justification should a pumped system be retained.

ii. Runoff rates - surface water discharge from the site must be no greater than 2l/s at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40% climate change. Any increases above greenfield rates must be adequately justified.

iii. Drainage calculations - include calculations to demonstrate the volume of storage and size of drainage features provided is adequate to control surface water for a range of

storm duration and rainfall intensities for events up to and including the critical 1 in 100 plus 40% climate change rainfall event.

b) Long-term management and maintenance of the drainage system.

i. Provide a Management and Maintenance Plan for the drainage system that includes clear plans showing all of the drainage network above and below ground, and identifies the responsibility of different parties for each component of the drainage network.

ii. Include details of the necessary inspection regimes, maintenance frequencies and responsible authority (Private Management Company, homeowner, etc.).

c) Minimise water use.

i. incorporate water saving measures and equipment.

ii. provide details of how rain and/or 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 that surface water run off is controlled and to ensure the development does not increase the risk of flooding, in accordance with Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012); Policy DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020); Policies 5.12, 5.13 and 5.15 of the London Plan (March 2016); the National Planning Policy Framework (February 2019); and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

10 RES19 Ecology

Prior to landscaping works commencing, a scheme to protect and enhance the nature conservation interest of the site shall be submitted to and approved in writing by the Local Planning Authority.

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

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.19 of the London Plan (March 2016) and Chapter 15 of the National Planning Policy Framework (February 2019).

11 RES24 Secured by Design

The building 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 building 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 ensure the development provides a safe and secure environment in accordance with Hillingdon Local Plan Part 2 policy DMHB 15 and London Plan (2016) Policies 7.1 and 7.3.

12 NONSC Residential Care Home Use

Notwithstanding the Town and Country Planning (Use Classes) Order (as amended), or

in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the development shall not be used for any purpose other than as a residential care home (Use Class C2).

REASON

To secure the development as a residential care home, to ensure that:

- Affordable housing provision is not required, in accordance with Policy H13 of the London Plan - Intend to Publish Version (December 2019);
- Parking provisions are sufficient and acceptable, in accordance with Policies DMT 1, DMT 2 and DMT 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

13 NONSC Light Well Windows to be Fixed Shut

The 3 light well windows hereby approved shall be fixed shut and served by mechanical ventilation.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy 7.15 of the London Plan (March 2016).

14 NONSC Mechanical Ventilation Scheme

Prior to occupation, details pertaining to the mechanical ventilation to serve the lower ground floor kitchen and activity lounge shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy 7.15 of the London Plan (March 2016).

15 NONSC Contaminated Land

All soils used for open space purposes shall be clean and free of contamination. Before any part of the development is occupied, (a) all existing and site derived soils and (b) all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policy DME1 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

16 NONSC Construction Management Plan

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. This must demonstrate compliance the GLA Control of Dust and Emissions from Construction and Demolition SPG (or any successor document).

REASON

To accord with Policy 7.14 of the London Plan (March 2016) and the Mayor of London's "The Control of Dust and Emissions during Construction and Demolition" (or any successor document).

17 NONSC Non-Road Mobile Machinery

All Non-Road Mobile machinery (NRMM) of net power of 37kW and up to and including

560kW used during the demolition, site preparation and construction phases shall comply with the emissions standards set out in chapter 4, proposal 4.2.3.a of the London Environment Strategy. Unless it complies with the standard set out in the London Environment Strategy, no NRMM shall be onsite, at any time, whether in use or not, without the prior written consent of the LPA. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register <https://nrmm.london/>

REASON

To comply with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy, in accordance with Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policy DMEI 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.14 of the London Plan (March 2016), Policy SI 1 of the London Plan - Intend to Publish Version (December 2019) and paragraph 170 of the National Planning Policy Framework (February 2019).

18 NONSC Basement Impact Assessment

Prior to the commencement of development (excluding site clearance and demolition), a Basement Impact Assessment shall be submitted to and be approved in writing by the Local Planning Authority. The assessment shall include:

- the results of an appropriate site investigation that has identified the nature of the underlying geology and confirmed the depth of any groundwater beneath the site (taking into account the seasonal variability of groundwater);
- an assessment to identify any mitigation measures that need to be put in place to maintain the passage of groundwater around the building without impacting local groundwater levels; and, shallow infiltration rates to inform the utilisation of Sustainable Drainage Systems (SuDS) on the site.

The development shall only be undertaken in accordance with those approved details, and the approved scheme shall be implemented prior to the first use of the development hereby permitted and retained for the duration of the development.

REASON

The proposal could increase groundwater flood risk contrary to Policy EM6 of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012); Policy DMHD 3 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020); Policy 5.12 of the London Plan (March 2016); National Planning Policy Framework (February 2019); and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material

considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 10	Water Management, Efficiency and Quality
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 4	Residential Conversions and Redevelopment
DMH 8	Sheltered Housing and Care Homes
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHB 5	Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 3	Basement Development
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.17	(2016) Health and social care facilities
LPP 5.10	(2016) Urban Greening
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.15	(2016) Water use and supplies
LPP 5.17	(2016) Waste capacity
LPP 5.21	(2016) Contaminated land
LPP 5.7	(2016) Renewable energy
LPP 6.12	(2016) Road Network Capacity
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.19	(2016) Biodiversity and access to nature

LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 8	NPPF-8 2018 - Promoting healthy and safe communities
NPPF- 9	NPPF-9 2018 - Promoting sustainable transport

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

4 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then the validity of this planning permission may be challengeable by third parties.

5 I5 Party Walls

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.

6 I70 LBH worked applicant in a positive & proactive (Granting)

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 Local Plan Part 1, Local Plan Part 2, 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.

7 I73 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingsdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

8

There is a possibility of some contaminating substances being present in the ground. However, the LPA have no information on the ground conditions. We would therefore advise persons working on site to take basic precautions in relation to any contamination they may find. Remedial works may have been undertaken at the site, however the possibility of contamination being present at depth remains. Precautions should be taken to minimise the mixing of any excavated material with clean shallow soils that are to remain on site.

9 I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the southern side of Chester road, close to its junction with Kemps drive. It comprises a cleared site which previously accommodated a large pair of semi-detached houses with the last known use as a children's home.

Chester road forms part of a traditional residential area mainly dating from the Victorian and Edwardian periods with large detached and semi-detached houses of varied design, a number of which have been converted to flats with some plots having been re-developed with more modern flatted blocks and town house schemes. However, two-storey detached and semi-detached properties with small front gardens but overall generous plots tend to dominate. The overall impression is of an established traditional residential area, with individual detached and semi-detached properties, with a regular pattern and distinctive separation gaps between each building.

No. 34 Chester road facilitates 12 bedrooms via a three storey care home with accommodation provided in the mansard roof with dormer windows. This is linked to nos. 36 and 38 Chester Road which facilitates 24 bedrooms, also via a three storey care home with accommodation in the mansard roof.

Plot nos. 30-32, 34 and 36-38 are all under the same ownership/management and Plots 34 and 36-38 are joined via a linked walkway.

The adjacent residential properties to the northwest at 26-28 Chester Road are a pair of two storey, semi-detached houses with accommodation in the roofspace.

The site forms part of the Old Northwood Area of Special Local Character. Based on the Council's GIS, the site forms part of a Critical Drainage Area and is located approximately 130 metres to the north-west and south-west of the Northwood East Air Quality Focus Area. Based on the TfL's WebCAT planning tool, the site has a low Public Transport Accessibility Level (PTAL) of 2.

3.2 Proposed Scheme

This application seeks permission for the erection of a 26-bed residential care home (Use Class C2) on land at Nos. 30-32 Chester Road. This is summarised as follows:

Lower Ground Floor:

- Kitchen
- Food store
- Staff training and rest room
- Staff changing rooms
- Activity lounge
- 167.285 square metres floor space

Ground Floor:

- Foyer
- Dining room and lounge
- 4 x bedrooms
- 272.8 square metres floor space

First Floor:

- 11 x bedrooms
- 1 x bathroom
- 1 x wet/shower room
- 269.43 square metres floor space

Second Floor:
- 11 x bedrooms
- 1 x bathroom
- Laundry room
- 261.95 square metres floor space

Total floorspace = 971.5 square metres

3.3 Relevant Planning History

13800/APP/2010/623 Land At 30 - 32 Chester Road Northwood

Demolition of 30-32 Chester Road and development of 24-bedroom residential care home, alterations to access and associated landscaping.

Decision: 01-09-2010 Refused **Appeal:** 10-02-2011 Dismissed

13800/APP/2011/1140 Land At 30 - 32 Chester Road Northwood

Demolition of 30-32 Chester Road and development of Residential Care Home, alterations to access and associated landscaping

Decision: 02-02-2012 Approved **Appeal:** 15-02-2012 Withdrawn

13800/APP/2019/604 Land At 30 - 32 Chester Road Northwood

Development of 29-bed Residential Care Home, alterations to access, to vehicular crossover and associated landscaping.

Decision: 22-08-2019 Refused **Appeal:** 08-01-2020 Dismissed

50613/APP/2004/1907 34-38 Chester Road Northwood

ERECTION OF 43-BEDROOM RESIDENTIAL CARE HOME (INVOLVING DEMOLITION OF EXISTING BUILDINGS)

Decision: 14-09-2004 Refused

50613/APP/2005/758 34 - 38 Chester Road Northwood

ERECTION OF 24-BEDROOM CARE HOME WITH REFURBISHMENT AND ALTERATIONS TO NO.34 CHESTER ROAD AND ASSOCIATED PARKING (INVOLVING THE DEMOLITION OF NOS.36 AND 38 CHESTER ROAD)

Decision: 23-12-2005 Refused **Appeal:** 27-07-2006 Allowed

50613/APP/2006/2768 34 Chester Road Northwood

ERECTION OF A THREE STOREY BUILDING WITH MANSARD ROOF TO PROVIDE FOR 12 SINGLE EN-SUITE ROOMS FOR USE AS A RESIDENTIAL CARE HOME, WITH PROVISION OF ASSOCIATED CAR, MOTORCYCLE AND CYCLE PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING BUILDINGS)

Decision: 30-11-2006 Refused **Appeal:** 17-09-2007 Allowed

50613/APP/2007/395 34-38 Chester Road Northwood

ERECTION OF A NEW FORTY-BEDROOM CARE HOME WITH ASSOCIATED PARKING (INVOLVING DEMOLITION OF NO.34 CHESTER ROAD).

Decision: 30-03-2007 Refused **Appeal:** 17-09-2007 Dismissed

50613/APP/2007/397 34-38 Chester Road Northwood

ERECTION OF A NEW THIRTY SIX BEDROOM CARE HOME WITH ASSOCIATED PARKING
(INVOLVING DEMOLITION OF 34 CHESTER ROAD)

Decision: 30-03-2007 Refused

Appeal: 17-09-2007 Dismissed

50613/APP/2008/2051 34-38 Chester Road Northwood

ERECTION OF 3 TERRACED AND 2 SEMI-DETACHED THREE STOREY HOUSES WITH
MANSARD STYLE ROOF INCLUDING LOWER GROUND FLOOR ACCOMMODATION TO 3
OF THE DWELLINGS COMPRISING 2 THREE BEDROOM AND 3 FOUR-BEDROOM, WITH
INTEGRAL GARAGE, ASSOCIATED PARKING AND LANDSCAPING (INVOLVING THE
DEMOLITION OF THE EXISTING BUILDINGS).

Decision: 25-09-2008 Refused

50613/APP/2014/4336 Seymour House 34-36 Chester Road Northwood

Glazed link walkway between existing dwellings

Decision: 23-02-2015 Approved

50613/APP/2020/1371 Seymour House 30-38 Chester Road Northwood

Erection of 29-bed residential care home (Use Class C2) on land at No. 30-32 Chester Road
and proposed rear infill extension to No. 34 Chester Road.

Decision: 12-08-2020 WD

Comment on Planning History

Permission was originally granted at No. 30 Chester Road for a two storey side and rear extension to a residential home on the 2/6/89 under reference 4152/B/89/436. This was followed on the 05.03.97, when permission was granted to extend the home again, by allowing the change of use of the adjoining attached property, No. 32 Chester Road from Class C3 (residential) to Class C2 (children's home), incorporating an internal link (ref. 3800/APP/96/1624).

Following this, an application for the erection of a 24 bed residential care home (ref. 13800/APP/2010/623) was refused by the Council and subsequently dismissed at appeal (APP/R5510/A/10/2139386).

More recently, permission was granted by the Council at 30-32 Chester road (reference 13800/APP/2011/1140) for the demolition of 30-32 Chester Road and development of a 22 bedroom residential care home, alterations to access and associated landscaping. As no construction work has taken place this permission has now expired.

Notably, application reference 13800/APP/2019/604 sought permission for the development of 29-bed Residential Care Home, alterations to access, to vehicular crossover and associated landscaping. This application was refused permission and was dismissed at appeal under reference APP/R5510/W/19/3236950.

Other relevant application and appeal decisions on the adjacent sites at no. 34 and 36-38 Chester road are set out below:

Application reference 50613/APP/2004/1907 at 34-38 Chester road for erection of 43-bedroom residential care home (involving demolition of existing buildings) was refused 14.09.04

Application reference 50613/APP/2005/758 at 36-38 Chester road for 'erection of 24-bedroom care home with refurbishment and alterations to no.34 Chester road and associated parking (involving the demolition of nos.36 and 38 Chester road)' was allowed on appeal 27.07.06

Application reference 50613/APP/2006/2768 at 34 Chester road for 'erection of a three storey building with mansard roof to provide for 12 single en-suite rooms for use as a residential care home, with provision of associated car, motorcycle and cycle parking and landscaping (involving demolition of existing buildings)' was allowed on appeal 17.09.07

Application reference 50613/AP/2011/397 (Appeal ref. APP/R5510/A/11/2158476) was allowed 25.01.12 and sought non-material amendments to a previous scheme at 36-38 Chester road.

Application reference 50613/APP/2014/4336 at 34 Chester road for 'glazed link walkway between existing dwellings' was approved 23.02.15

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- 3rd September 2020

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

Letters were sent to neighbouring properties and an advertisement was posted in the local paper. All forms of consultation expired on 3rd September 2020. Three objections from neighbouring residents have been received and are summarised as follows:

- The proposed development takes away from the character of the street which is an area of special character.
- The care home of this size next to an already substantial care home will dominate the street.
- The roofline will not match adjacent buildings.
- All the block plans submitted show 3 'mature trees'. They are mentioned as screening the site from houses opposite. These were removed from the site around 8 years ago. There are no trees currently on the site.
- The only screening trees are outside the application site.
- The work will cause disruption to neighbouring residents.

PLANNING OFFICER COMMENT:

All relevant material planning considerations are addressed within the main body of the report. It is noted that revised plans were submitted during the course of the application to amend the roof form to a mansard roof form, to match the neighbouring properties.

EXTERNAL CONSULTATION

THAMES WATER:

Waste Comments

Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Thames Water would advise that with regard to SURFACE WATER network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

INTERNAL CONSULTATION

PLANNING POLICY OFFICER:

We have no detailed planning policy comments to make on this application. The principle of a C2 use on the site is established. Reference should be made to Local Plan policy DMH 8 for specific development management criteria.

TREES AND LANDSCAPING OFFICER:

This site comprises a spacious double-width plot, on the south side of Chester Road, which has recently been cleared. The boundaries are currently secured with hoarding - no access was gained into the site. There are no TPO's or Conservation Area designations affecting the site, however, it is locally listed as an Area of Special Local Character.

COMMENT: The site has been the subject of several recent amended applications following the earlier approval of application ref. 2011/604. The current application is for a 26 bed care home. A tree survey by Arbtech, has identified and assessed the seven trees /groups of trees which affect the site, all of which are located around the boundaries, with some on adjacent land. The survey confirms that there are no 'A' grade trees, but two are grade 'B' - T2 willow and T4 London plane. There are two 'U' grade trees, T3 and T5 whose very poor condition and value indicate that they could be removed for sound arboricultural reasons. All other trees are 'C' grade - of no particular merit, albeit they provide green infrastructure and screening. The D&AS makes a brief reference to the landscape and use of external amenity spaces. A rudimentary landscape layout has been indicated in the back garden. A high quality landscape scheme should be provided to ensure that the external spaces are accessible and attractive for use by the residents, their visitors and staff. The front garden is dominated by hard surfacing for car parking and manoeuvring space which cuts across the pedestrian access to the front door. The front boundary will be planted with a hedge. Tree protection measures should be submitted to ensure that the off-site / boundary trees are protected throughout the development of the site.

RECOMMENDATION: If you are minded to approve this application please add pre-commencement condition RES8 and post-commencement conditions RES9 (parts 1, 2, 3, 4 and 5).

ACCESS OFFICER:

I have reviewed the plans in respect of this proposal, and have no accessibility comments to make. Conclusion: acceptable

HIGHWAYS OFFICER:

Site Characteristics and background

It is proposed to provide a new build comprising of a 26 bedroom care home on what is a

vacant piece of land situated within a residential catchment on the southern side of Chester Road (between Reginald and Hallowell Road) in Northwood. The surrounding properties exhibit reasonably sized frontages with some on-plot parking facilities and the area is extensively covered by parking controls which take the form of a Controlled Parking Zone operating for one hour per day - Monday to Friday. The public transport accessibility level (PTAL) for the site equates to 2 which is considered as low and hence encourages dependency on the use of the private motor vehicle.

The address benefits from an expired planning permission (13800/APP/2011/1140) for a 22 bedroom care home which featured 3 on-plot car parking spaces on the site frontage. The layout and parking quantum currently proposed is to be replicated. Prior to the above permission a marginally larger care home with 24 bedrooms on this site was refused (which included a highway related reason) but a subsequent appeal was dismissed and considered satisfactory from the Highway perspective. A more recent application for a 29 bed provision (13800/APP/2019/604) was also refused (and appealed thereafter) but not on highway related grounds.

Parking Provision

Local Plan: Part 2 Policy - DMT 6 requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

There are 3 on-plot frontage parking places shown as proposed which include 1 disabled compliant space. The Council's standard requires appraisal either by virtue of a Transport Assessment (TA) or 1 space per 4 residents to be provided for a care home use (plus 1 warden space). When applying the latter, this would therefore equate to a requirement of 6-7 spaces. There are no other prescriptive standards (regional or otherwise) that can be applied hence there would appear to be an under-provision.

However as the aforementioned and comparable scheme for a 24 bedroom scheme with the same level of parking was considered acceptable by the Planning Inspectorate upon appeal coupled with a demonstrated level of spare on-street parking capacity, there is no further comment on the proposed level of on-plot provision.

Electric Vehicle Charging Points (EVCP's)

In accord with the emerging Local Plan: Part Two DMT6 policy and parking standard there is a requirement for electric vehicle charging points (EVCPs) which would equate to a minimum facility of 5% of the total parking quantum for 'active' provision with a further 5% acting as 'passive' provision for future activation. It is however accepted the on-plot provision is relatively small hence it would be considered onerous to pursue the provision of the 'active' spaces as it can be reasonably argued that this would reduce 'real world' on-plot parking provision as, in overall vehicle percentage terms, there are still far fewer electric/hybrid cars as compared to vehicles propelled by other fuels. This could in theory restrict/prevent the use of the 'active' bays for 'non-electrified' cars and more crucially would, in reality, lower the secured level of usable parking provision which should be avoided.

Nevertheless as there is a strong move toward hybrid and fully electrified vehicles which will only increase in time, it is considered more appropriate to encourage that all 3 on-plot spaces are designated as a 'passive' provision. This should be secured via planning condition and 'active' provision would then evolve on a demand led basis.

Cycling Provision

In terms of cycle parking there should be a provision of 1 space secure and accessible spaces per 3 staff equating to approximately 3 spaces for the level of anticipated 7 staff (maximum on-site at any one time) in order to conform to the adopted minimum borough cycle parking standard. 4 spaces have been indicated within a suitable location hence there are no further observations.

Vehicular Trip Generation/Vehicular Access Arrangements

On the basis of the Planning Inspectorate verdict and database evidence from the land use trip generation database (TRAVL/TRICS), it is confirmed that that general activity would be relatively low given the nature of the relatively dormant use profile of care home uses. Hence no measurable concerns are raised.

There are three existing carriage crossings emerging onto Chester Road which have served the development envelope in the past.

To facilitate the new internal parking arrangement one of these crossings, which is located to the easternmost of the site frontage, will now become redundant. It will therefore be necessary to reinstate the adjacent raised kerbing on the public footway to maintain footway/roadway continuity at this point.

The westernmost crossing is to be retained for refuse collection purposes and existing centrally located access is to remain as the main site aperture but with modification in width. In terms of the modified central crossing, the scale proposed broadly meets the Council's crossing specification.

It is noted that the modifications to the existing central crossing and closure of one of the other crossings would need to be executed to an appropriate Council design and construction standard under a S184 of the Highways Act 1980 (or suitable alternative arrangement) at the applicant's expense.

Operational Servicing requirements/ Waste Storage Location

Bin storage placement should generally be within 10m of the collection point on the public highway (or internal roadway) in order to accord with the Council's waste collection distance standard. A store/collection point is indicated at the highway boundary on the site frontage which readily conforms to the standard. The existing westernmost carriageway crossing would also aid collection of the wheeled refuse bins. There are no further observations.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

AIR QUALITY OFFICER:

Summary of Comments

The proposed development is outside LBH Air Quality Management Area (AQMA) but in the vicinity of the identified Northwood East Air Quality Focus Area (AQFA), where special focus in reducing elevated levels of air pollution is a priority of the Borough.

Focus areas are defined as locations where pollution levels are already high and there is relevant public exposure in a high population density, with current measures not being

sufficient to improve air quality. In such circumstances LBH has a requirement to put in place additional actions to improve air quality and therefore the damage cost, wherever applicable, is calculated on total development emissions.

Analysis of the air quality report submitted to support the planning application has indicated that the proposed development is air quality neutral. In addition, the occupiers of the proposed residential care home are exposed to safe levels of air quality, with values ranging from 25 to 28g/m³ within and in the vicinity of the application site, well below the limit value set to protect human health (40 μ -g/m³).

Damage Cost and Mitigation Measures

Therefore, no constraints are identified in terms of air quality and no mitigation measures are required in this instance.

Reason for Refusal (if objecting)

Observations

The following air quality condition is required:

Condition - Reducing Emissions from Demolition and Construction

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

Reason: Compliance with London Plan Policy 7.14 and in accordance with Mayor of London "The Control of Dust and Emissions from Construction and demolition (or any successor document).

Non-road mobile machinery (standard condition recommended by Mayor of London, London Local Air Quality Management Policy Guidance 2019)

All Non-Road Mobile machinery (NRMM) of net power of 37kW and up to and including 560kW used during the demolition, site preparation and construction phases shall comply with the emissions standards set out in chapter 4, proposal 4.2.3.a of the London Environment Strategy. Unless it complies with the standard set out in the London Environment Strategy, no NRMM shall be onsite, at any time, whether in use or not, without the prior written consent of the LPA. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register <https://nrmm.london/>

Reason: Compliance with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy

CONTAMINATED LAND OFFICER:

Summary of Comments:

I have reviewed a copy of the following report:

EnviroSmart, Land Quality Assessment Report; Reference: 71270R2 Final; Date issued: June 2020; Produced by: GeoSmart Information Ltd.

The report demonstrates a structured Phase 1 approach was adopted to identify and assess land conditions at the site

The details include an Initial Conceptual Site Model (CSM) and Preliminary Risk Assessment (PRA).

Following my review of the information, it is recommended that the following conditions and an informative should be applied if the application is approved:

1. Contamination (Site won and imported soils)

All soils used for open space purposes shall be clean and free of contamination.

(a) Existing and site derived soils used for Gardens and/or Soft Landscaped Areas shall be tested for chemical contamination, and the results of this testing shall be submitted for approval to the Local Planning Authority.

(b) No contaminated soils or other materials shall be imported to the site. All imported top-soils for gardens and/or landscaping purposes shall be clean and free of contamination, and they shall be tested for chemical contamination; the results of this testing shall be submitted to the Local Planning Authority for approval.

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

2. Contamination Informative

There is a possibility of some contaminating substances being present in the ground. However, the LPA have no information on the ground conditions. We would therefore advise persons working on site to take basic precautions in relation to any contamination they may find. Remedial works may have been undertaken at the site, however the possibility of contamination being present at depth remains. Precautions should be taken to minimise the mixing of any excavated material with clean shallow soils that are to remain on site.

REASON:

You are advised the proposed development is on land having former residential use. The advice is provided on the grounds of Health and Safety of the workers on site and to ensure the appropriate restoration of the site once works are complete to minimise risk to the occupants of the site.

Reason for Refusal (if objecting):

N/A

Observations:

Findings indicate overall land quality risks posed by the site are assessed as "LOW" the term low is defined within the report as follows:

"It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised any effects would be mild."

However, there is evidence that some contaminants may be present in areas within the site. The possible contaminants include asbestos containing materials (ACM) which may have been present in the structure of the demolished property. The ACM's are designated "moderate / low risk" within the PRA.

The report refers to requirements for a watching brief to be implemented and maintained throughout the development works, and if any evidence of contamination is identified then the LPA would be informed accordingly, with details of any actions required to further inspect, sample and analyse any suspect materials, and formulate an appropriate remediation plan, as necessary.

CONSERVATION OFFICER:

Taking into consideration the appeal decision and the recent schemes directly to the east of the application site it would, in my view, be hard to raise an objection in design terms to the proposals as they are very similar (despite my reservations to the appropriateness of mansard roof forms within the area of special local character).

PLANNING OFFICER COMMENT:

The Flood and Water Management Officer provided the following comments on a similar scheme on the same application site:

A surface water drainage strategy has been provided with the application to demonstrate that a Sustainable Drainage System (SuDS) can be provided within the development. Whilst the submitted report is comprehensive, there are aspects of that design that should be secured by way of a condition. The following wording is recommended:

Prior to commencement, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall generally follow the strategy set out in the Surface Water Drainage Strategy produced by GeoSmart Information dated January 2019, Final Revision, however every effort should be made to reduce the need for a pumped drainage system.

The scheme shall clearly demonstrate how it manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Sustainable Drainage:

i. Pumped drainage system - collected surface water from impermeable surfaces to the rear of the development should be discharged, as a preference, to rain gardens or other suitable means integrated within the rear landscaping. The submitted scheme should provide adequate justification should a pumped system be retained.

ii. Runoff rates - surface water discharge from the site must be no greater than 2l/s at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40% climate change. Any increases above greenfield rates must be adequately justified.

iii. Drainage calculations - include calculations to demonstrate the volume of storage and size of drainage features provided is adequate to control surface water for a range of storm duration and rainfall intensities for events up to and including the critical 1 in 100 plus 40% climate change rainfall event.

b) Long-term management and maintenance of the drainage system.

i. Provide a Management and Maintenance Plan for the drainage system that includes clear plans showing all of the drainage network above and below ground, and identifies the responsibility of different parties for each component of the drainage network.

ii. Include details of the necessary inspection regimes, maintenance frequencies and responsible authority (Private Management Company, homeowner, etc.).

c) Minimise water use.

i. incorporate water saving measures and equipment.

ii. provide details of how rain and/or 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 that surface water run off is controlled and to ensure the development does not increase the risk of flooding contrary to:

Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012); Hillingdon Local Plan Part 2 Saved Unitary Development Plan Policy OE8; Policy DME1 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies; Policy 5.12 Flood Risk Management of the London Plan (March 2016); To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016); Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016); National Planning Policy Framework (July 2018); and the, Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

Observations:

The applicant has submitted a Surface Water Drainage Strategy (GeoSmart Information dated January 2019, Final Revision) to accompany the application. The drainage strategy sets out the proposed method of disposing collected surface water for the development. Permeable paving will be used for the areas of hardstanding on the site, with geocellular storage beneath the permeable paving at the front of the property to provide sufficient attenuation volume. Roof drainage will be directed towards this storage beneath the permeable paving. A restricted connection is proposed from this to the surface water sewer in Chester Road at a maximum rate of 2l/s. Hardstanding to the rear of the development, including the lightwells and summer house, is currently proposed to be collected in a GRP pump chamber and pumped to the surface water sewer on Chester Road. This is not considered to be a sustainable method of draining these isolated areas of impermeable surface and the detailed design should consider at-source methods of surface water disposal, including rain gardens incorporated into the landscaping strategy.

The proposals include the provision of water butts to reduce water consumption, which should be retained during detailed design. There is the potential for a development of this size with a shared landscaped garden to utilise a more formal rainwater harvesting system that can be used to irrigate the gardens.

Further comment:

Prior to the commencement of development (excluding site clearance and demolition), a Basement Impact Assessment shall be submitted to and be approved in writing by the Local Planning Authority. The assessment shall include:

- the results of an appropriate site investigation that has identified the nature of the underlying geology and confirmed the depth of any groundwater beneath the site (taking into account the seasonal variability of groundwater);
- an assessment to identify any mitigation measures that need to be put in place to maintain the passage of groundwater around the building without impacting local groundwater levels; and, shallow infiltration rates to inform the utilisation of Sustainable Drainage Systems (SuDS) on the site. The development shall only be undertaken in accordance with those approved details, and the approved scheme shall be implemented prior to the first use of the development hereby permitted and retained for the duration of the development.

REASON

The proposal could increase groundwater flood risk contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012); Policy DMHD 3: Basement Development in emerging Hillingdon Local Plan Part 2 Development Management Policies with Main Modifications (March 2019); Policy 5.12 Flood Risk

Management of the London Plan (March 2016); National Planning Policy Framework (February 2019); and the, Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

With the emerging Local Plan Part 2 (March 2019) now being given more weight, we are now putting more emphasis on obtaining reassurances for basements.

6. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM11	(2012) Sustainable Waste Management
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 10	Water Management, Efficiency and Quality
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 4	Residential Conversions and Redevelopment
DMH 8	Sheltered Housing and Care Homes
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHB 5	Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 3	Basement Development
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.17	(2016) Health and social care facilities
LPP 5.10	(2016) Urban Greening
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage

LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.15	(2016) Water use and supplies
LPP 5.17	(2016) Waste capacity
LPP 5.21	(2016) Contaminated land
LPP 5.7	(2016) Renewable energy
LPP 6.12	(2016) Road Network Capacity
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 8	NPPF-8 2018 - Promoting healthy and safe communities
NPPF- 9	NPPF-9 2018 - Promoting sustainable transport

In addition: Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

- The Local Plan: Part 1 - Strategic Policies (2012)
- The Local Plan: Part 2 - Development Management Policies (2020)
- The Local Plan: Part 2 - Site Allocations and Designations (2020)
- The West London Waste Plan (2015)
- The London Plan - Consolidated With Alterations (2016)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary

planning documents and guidance.

Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2019)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October 2019.

The Mayor has considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required. These are set out at Annex 1 of the response, however the letter does also state that if the Mayor can suggest alternative changes to policies that would address the concerns raised, these would also be considered.

More limited weight should be attached to draft London Plan policies where the Secretary of State has directed modifications or where they relate to concerns raised within the letter. Greater weight may be attached to policies that are not subject to modifications from the Secretary of State or that do not relate to issues raised in the letter.

7. MAIN PLANNING ISSUES

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

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Paragraph 5.38 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states: "The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable

rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking. In some locations where there is a significant difference in ground levels between dwellings, a greater separation distance may be necessary."

Paragraph 5.40 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states: "For the purposes of this policy, outlook is defined as the visual amenity enjoyed by occupants when looking out of their windows or from their garden. The Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook."

Paragraph 5.41 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states: "The Council will aim to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development on habitable rooms, amenity space and public open space. The Council will also seek to ensure that the design of new development optimises the levels of daylight and sunlight. The Council will expect the impact of the development to be assessed following the methodology set out in the most recent version of the Building Research Establishments (BRE) "Site layout planning for daylight and sunlight: A guide to good practice".

As part of the previous planning permission (reference 13800/APP/2011/1140), the principle rear elevation of the proposed building aligned with the principle rear elevation of no.34 and no.28 with the addition of a central rearward projecting element as existing at no.34. The current proposals include the same central rearward projecting element, extending approximately 7.14 metres beyond the existing principle rear elevation of both no. 28 and 34 Chester road.

It is noted that the previously refused application (reference 13800/APP/2019/604) was considered to have an adverse impact on the amenity of no. 34 Chester Road in terms of outlook, sunlight and daylight and would be overly dominant. The current application is not considered to create the same issue as it sets the rear projecting element away from the neighbouring property by at least 7 metres.

In terms of the impact on no. 28 Chester Road, it is noted that the Inspector for the dismissed appeal (reference APP/R5510/W/19/3236950, refused application reference 13800/APP/2019/604) stated that:

"The Inspector for the previously dismissed appeal on the site was of the view that the side elevation of the proposal in that instance, which also sat on a similar alignment and proximity to the boundary, would be somewhat overbearing but not to the point that it warranted dismissal of the appeal on that ground. I share this view and overall, I consider that the levels of outlook retained for occupants of No 28 would be acceptable."

The current proposal maintains the same siting and alignment as the previously refused and appealed scheme. For reference, the development at no. 30-32 Chester Road would be set 1.172 metres from the no. 28 Chester Road and 2 metres away no. 34 Chester Road. In light of the appeal decision, it is not considered reasonable and robust to maintain a reason for refusal based on the impact to the outlook of no. 28 Chester Road.

The proposed development at no. 30-32 Chester Road would also include three light wells, two of which would serve an activity lounge and the third a main kitchen. Two of the light wells would be located on the side of the development plot adjoining no. 28 Chester, sited approximately 3 metres from the side boundary at its closest point. One light well

would be located on the side of no. 34 Chester Road but would be in excess of 5 metres away.

As noted under the recently refused application, details for the ventilation of the kitchen have not been provided and the activity lounge has the potential to be multi-functional. If these windows are left open when the kitchen is in use, it is considered likely that it would have a detrimental impact on the amenity of neighbouring residents at no.28 Chester road in terms of noise, smells and odour and general disturbance.

However, this was considered by the Inspector at appeal, stating:

"Having regard to the proposed residential care use of the building, the likelihood for there to be some increase in noise and disturbance from an activity room cannot be ruled out. However, I note the position of the windows serving the activity room set in from the boundary and consider the appellant's suggested condition requiring the lightwell windows to be fixed shut and served by mechanical ventilation would be reasonable given this would not be a main habitable room and would be sufficient to mitigate the potential for any material increase in noise and disturbance."

As such, if recommended for approval, a condition would be attached to ensure that the light well windows are fixed shut and served by mechanical ventilation, details of which would need to be secured.

One ground floor window and one first floor windows are proposed to face towards no.34 Chester Road. One ground floor window and one first floor window is also proposed to face towards no.28 Chester Road. If recommended for approval, a planning condition would require that these are non-opening and obscure glazed.

With regard to the properties that front Roy Road, a garden depth of approximately 30 metres would be maintained from the rear of the proposed care home to the rear boundary. This is in excess of the Council's recommended 21 metre distance and remote enough for those properties not to be affected by overlooking.

Overall, based on the plans submitted and the recent appeal decision, it is not considered reasonable or robust to refuse the application based on its impact to the amenity of neighbouring residents. Subject to conditions, the proposed development would not be considered contrary to part B) of Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.2 Impact on Street Scene

Chester Road is a traditional residential street located within the Old Northwood Area of Special Local Character. The road is characterised by predominantly two-storey accommodation with traditional pitched or hipped roofs mainly dating from the Victorian and Edwardian periods. Existing buildings are of a variety of styles but with a broad similarity in terms of their scale, alignment in relation to the street and the separation gaps between neighbouring buildings. Where second floor accommodation is provided this is more often contained within the roof space and served by dormers or by windows set within gabled pitched roof forms. Where newer development on Chester Road incorporates alternative roof designs, such as the mansard roofs at the neighbouring Nos. 34 - 38, second floor accommodation is still generally provided as a subservient feature within the roofspace.

Whilst it is noted that an Area of Special Local Character designation does not afford any

statutory protection to the area, it does denote that the area is a designated heritage asset for the purposes of the NPPF (February 2019). Paragraph 193 of the NPPF (February 2019) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The following planning policies are considered relevant:

Policy 7.1 of the London Plan (March 2016) sets out a series of overarching design principles for development in London and Policies 7.4 and 7.6 of the London Plan (March 2016) seek to promote high quality design to accord with the local character.

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods.

Policy DMHB 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.

ii) ensuring the use of high quality building materials and finishes;

iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;

iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and

v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing

detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

PROPOSED DEVELOPMENT AT NO. 30-32 CHESTER ROAD

The proposed development at nos. 30-32 Chester Road would measure approximately 287 square metres in footprint, with a 17.3 metre long elevation fronting Chester Road. It would also measure 9.08 metres at its highest point, utilising a mansard roof with dormer windows, including two double width windows on the front elevation and three double width windows on the rear elevation. The building would be set 1.172 metres from the boundary with no. 28 Chester Road and 2 metres away no. 34 Chester Road.

In terms of a comparison to that previously approved under application reference 13800/APP/2011/1140, the approved 22 bedroom residential care home measured approximately 292 square metres in footprint, with a 17.4 metre long elevation fronting Chester Road. It measured 9.3 metres at its highest point and was sited 1.4 metres from the boundary with no. 28 Chester Road and 2 metres away from no.34 Chester Road.

Notably, the previous application (reference 13800/APP/2019/604) was dismissed at appeal (reference APP/R5510/W/19/3236950) and it was stated that:

"The raised eaves on the appeal proposal would intersect mid-way through the second-floor windows on the front and rear elevations of the building. The windows to either end of the second floor level would also be double width. The combination of these factors would give the impression of increased height, bulk and scale, particularly when compared with the neighbouring care home at No 34. Even accounting for the position of the eaves and ridge at similar level to the respective roof levels on the neighbouring dwellings at Nos 28 - 26, the additional brickwork above the first floor and the incursion of the second-floor windows within this area would give the building more of a three-storey presence. Consequently, the design is at odds with the building heights predominant in the area and the generally more subservient approach to providing second floor accommodation seen on neighbouring buildings and elsewhere on Chester Road."

The appeal decision also stated that:

"The separation gaps between buildings on Chester Road, particularly at first floor level, play an important role in the articulation of the street scene. I note that the similarity in design between the previous appeal proposal and that of the buildings at Nos 34 - 38 was an influencing factor in the Inspector having concerns in respect of the collective frontage. This appears to have been overcome through the differing design approach on the subsequent planning permission on the site (the 2012 Planning Permission). The reduction in the gap between the proposed development and flank walls of neighbouring buildings on Chester Road, when compared with the previous planning permission on the site, would not be highly perceptible. However, there would be a visible reduction in space at roof level, particularly to the side of the building closest to No 34 by virtue of the increase in eaves height. This would disrupt continuity of scale within the streetscene and further emphasise the dominance and incongruity of the building."

In view of this appeal decision, the Inspector confirms that the siting of the refused scheme is not materially different to that previously approved (permission reference 13800/APP/2011/1140) but that the visible reduction in space at roof level created an

incongruous form of development.

As noted previously, the siting of the proposed scheme is the same as that refused. The proposed development has sought to address the concerns raised, in part, by changing the proposed roof form to a mansard roof with an eaves level comparable to the neighbouring properties at nos. 26, 28, 34 and 36-38 Chester Road. Specifically, the height of the proposed building is approximately 9.08 metres (measured from street scene ground level) and represents a decrease in height by 0.56 metres when compared to the refused and appealed scheme (reference 13800/APP/2019/604). It is also materially similar in height to the scheme approved on the application site (permission reference 13800/APP/2011/1140). As a result, the proposal creates a building which would appear similar to the development at nos. 36-38 Chester Road in terms of its elevation fronting Chester Road.

It should be noted that the proposed scheme continues to propose double width windows which was and is considered to increase the bulk of the development when compared to neighbouring properties. It would, however, replicate the dormer design at nos. 36-38 Chester Road and the Old Northwood Area of Special Local Character. As such, the proposal is not considered contrary to Policies 7.1, 7.4 and 7.6 of the London Plan (March 2016), Policy BE 1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), and Policies DMHB 5 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.3 Traffic Impact/Pedestrian Safety

The former buildings now demolished comprised of a pair of large semi-detached houses which had been extended and were then converted into a registered children's home providing accommodation for 13 teenagers. The site is now a vacant plot of land with the previous buildings having been demolished and the site now cleared. The site exhibits a low PTAL rating of 2.

The following local plan policies are considered:

Policy DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:

- i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;
- ii) maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;
- iii) provide equal access for all people, including inclusive access for disabled people;
- iv) adequately address delivery, servicing and drop-off requirements; and
- v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

B) Development proposals will be required to undertake a satisfactory Transport Assessment and Travel Plan if they meet or exceed the appropriate thresholds. All major developments that fall below these thresholds will be required to produce a satisfactory Transport Statement and Local Level Travel Plan. All these plans should demonstrate how any potential impacts will be mitigated and how such measures will be implemented.

Policy DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that proposals must ensure that safe and efficient vehicular access to the highway network is provided, schemes do not contribute to the deterioration of air

quality, noise or local amenity or safety of all road users and residents. Also that impacts on local amenity and congestion are minimised and there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and roads.

Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires that proposals comply with the Council's parking standards in order to facilitate sustainable development and address issues relating to congestion and amenity.

The National Planning Policy Framework (NPPF) (February 2019) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policy 6.3 of the London Plan (March 2016) requires development proposals to ensure that the impacts on transport capacity and the transport network are fully assessed.

The proposed development comprises 26-bed residential care home with three car parking spaces located on the front driveway of nos 30-32 Chester Road. In addition to this provision, two parking spaces are located to the front of no. 34 Chester Road and three car parking spaces are located to the front of nos. 36-38 Chester Road.

PARKING PROVISION

New development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network. Appendix C of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that parking standards for care homes are determined by either using a transport assessment and travel plan, or a maximum of 1 space per four dwelling units (minimum 2 spaces), plus 1 space for warden. Where relevant provision is also to be made for emergency vehicle parking, loading and unloading.

Based on Council standards, a maximum of between 6 and 7 car parking spaces should be provided for the proposed 26-bed care home. The proposed development includes 3 car parking spaces to the front of no.30-32 Chester, including one accessible parking space. No additional spaces are proposed for no.34 Chester Road.

The submitted Transport Statement uses TRAVL data to support the proposed number of parking spaces, stating that the impact on on-street parking conditions would be negligible. A parking survey has also been submitted and includes Chester Road, Kemps Drive, Wychwood Way, Reginald Road and Roy Road within its scope. The results of the parking survey confirm that while there is parking in the resident permit parking bays in the Controlled Parking Zone (CPZ) and in the uncontrolled area outside the CPZ, there is still substantial vacant space. The overall parking pressure is below normally accepted stress levels.

In light of the Council's Highway Officer comments, the evidence submitted and the fact that parking standards are maximum, it is not considered that the proposal would have an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

ELECTRIC VEHICLE CHARGING POINTS

In conjunction with Policy DMT 6, Appendix C of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires that a minimum of 5% of the total parking quantum is for 'active' provision with a further 5% 'passive' provision. The Council's Highways Officer acknowledges the small quantum of parking proposed and it is considered appropriate to secure the 3 proposed on-plot parking spaces as 'passive' provision for electric vehicle charging points. If recommended for approval, this would be secured by condition.

CYCLE PROVISION

In conjunction with Policy DMT 6, Appendix C of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires that care home developments are provided with 1 secure and accessible cycle parking space per 3 staff. This equates to 2 spaces for the level of anticipated 7 staff. The proposal for 4 spaces is therefore considered acceptable and will be secured by condition if recommended for approval.

VEHICULAR TRIP GENERATION

As stated by the Council's Highways Officer, general activity would be relatively low given the nature of care home uses. Hence no measurable concerns are raised.

VEHICULAR ACCESS ARRANGEMENTS

It is noted that the modifications to the existing central crossing and closure of one of the other crossings (including footway reinstatement) would need to be executed to an appropriate Council standard under a S184 of the Highways Act 1980 (or suitable alternative arrangement) at the applicant's expense. This financial obligation would also apply to the potential removal and repositioning of street furniture such as a parking sign post/telegraph pole and a residents on-street parking bay.

SUMMARY

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies 6.3, 6.9, and 6.13 of the London Plan (March 2016).

7.4 Carparking & Layout

Car parking and layout matters are considered in Section 07.3 of the report.

7.5 Urban Design, Access and Security Considerations

URBAN DESIGN

Urban design matters are considered in Section 07.2 of the report.

ACCESS

Policy 3.5 of the London Plan (March 2016) states:

B) The design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces, taking particular account of the needs of children, disabled and older people.

Policy 7.2 of the London Plan (March 2016) states:

C) Design and access statements submitted with development proposals should explain how, following engagement with relevant user groups, the principles of inclusive design, including the specific needs of older and disabled people, have been integrated into the proposed development, whether relevant best practice standards such as British Standard BS 8300:2009 + A1:2010 have been complied with, and how inclusion will be maintained and managed.

The proposed development at no. 30-32 Chester Road includes one wheelchair accessible parking space to the front of the property and an internal lift serving all floors. The external garden area would be accessed via a decked area and ramp at a gradient of 1:15. Access to the rear of the property can also be gained via the side access.

The Design, Access and Planning Statement submitted states that the design of the proposal replicates the design of the neighbouring care homes nos. 34-38 Chester Road, which were successfully registered with the Care Quality Commission (CQC), the relevant health and social care services regulator acting across England. In considering the location, design and layout of the site, Regulation 15 of the Health and Social Care Act 2008 has been referred to, in particular section 15(1)(c), in order to ensure that the premises among other things are 'fit for purpose'.

The Council's Access Officer has confirmed that the proposal raises no accessibility concerns. As such, the proposal is considered to accord with Policies 3.5 and 7.2 of the London Plan (March 2016).

SECURITY

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. Where relevant, these should be included in the Design and Access Statement. Development will be required to comprise good design and create inclusive environments whilst improving safety and security by incorporating the following specific measures:

- i) providing entrances in visible, safe and accessible locations;
- ii) maximising natural surveillance;
- iii) ensuring adequate defensible space is provided;
- iv) providing clear delineations between public and private spaces; and
- v) providing appropriate lighting and CCTV.

If recommended for approval, a secure by design condition would be attached to achieve appropriate accreditation. Subject to such a condition, the proposed development would accord with Policy DMHB 15 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.6 Other Issues

PRINCIPLE OF DEVELOPMENT

The proposed residential care home (Use Class C2) is considered in against the following planning policy:

Policy DMH 8 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) The development of residential care homes and other types of supported housing will be permitted provided that:

- i) it would not lead to an over concentration of similar uses detrimental to residential character or amenity and complies with Policy DMH 4: Residential Conversions;
- ii) it caters for need identified in the Council's Housing Market Assessment, in a needs assessment of a recognised public body, or within an appropriate needs assessment and is deemed to be responding to the needs identified by the Council or other recognised public body such as the Mental Health Trust;
- iii) the accommodation is fully integrated into the residential surroundings; and
- iv) in the case of sheltered housing, it is located near to shops and community facilities and is easily accessible by public transport.

B) Proposals for residential care establishments which fall under Use Class C2 must demonstrate that they would provide levels of care as defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

For reference, Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) states:

"care" means personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment.

Policy DMH 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where:

- i) it is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats;
- ii) On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road for assessment purposes;
- iii) the internal floor area of the original building to be converted is at least 120 sqm; and
- iv) units are limited to one unit per floor for residential conversions.

In order to safeguard the traditional residential character of residential roads, proposals that result in 10%

of the houses in a street having been converted or redeveloped to provide flats or other forms of more intensive housing, including care homes, are unlikely to be considered acceptable. Chester Road already

exceeds this figure, being at approximately 25%. However, it is considered that as the last known use of the site was as a children's home (Use Class C2), the proposal would not result in an increase in the proportion of properties which have been converted or redevelopment for flats or being used for other uses such as care homes. The principle of redevelopment of the site for use as a care home (Use Class C2) was also considered acceptable and granted permission under application reference 13800/APP/2011/1140 in 2012. Although the application was refused, application reference 13800/APP/2019/604 also considered the principle of development to be acceptable.

It is noted that paragraph 4.25 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that there are 34,385 people over the age of 65 in Hillingdon and the population in this age bracket is predicted to increase by 7.1% in the next five years. The population for persons aged 85+ is expected to experience a higher increase of 8% over the same period. These figures compare with a predicted 5% population increase for the rest of Hillingdon's population. Evidently, there is a general increasing demand for care home provision.

In view of the planning history for the application site and relevant planning policy, the principle of redeveloping the site as a care home is considered acceptable and established.

AFFORDABLE HOUSING

Policy H13 (formerly H15) of the London Plan - Intend to Publish Version (December 2019) was noted as relevant under application reference 13800/APP/2019/604, and supports the provision of affordable housing in specialist older persons accommodation. However, it should be made clear that supporting paragraph 4.13.4 states:

"This policy contains requirements for 'specialist older person housing'. It does not apply to accommodation that has the following attributes, which is considered 'care home accommodation':

- personal care and accommodation are provided together as a package with no clear separation between the two
- the person using the service cannot choose to receive personal care from another provider
- people using the service do not hold occupancy agreements such as tenancy agreements, licensing agreements, licences to occupy premises, or leasehold agreements or a freehold
- likely CQC-regulated activity will be accommodation for persons who require nursing or personal care"

Paragraph 64 of the NPPF (February 2019) is also a material consideration and seeks to preclude specialist housing for the elderly from a requirement to provide affordable housing. As such, affordable housing provision is not considered necessary and an affordable housing contribution is not considered to be required.

If recommended for approval, a planning condition would secure the premises as Use Class C2 to ensure that the premises is not used as Use Class C3. Notably, the approach to secure this by condition, as opposed to a Section 106 legal agreement, is supported by the Inspector for the dismissed appeal (reference APP/R5510/W/19/3236950, refused application reference 13800/APP/2019/604), who stated:

"The evidence before me confirms that the development would fall under a C2 Use Class and would provide end of life/hospice care and dementia care. There would be no self-contained accommodation, communal facilities would be provided and round the clock care would be available for residents. There would be no extra care provision or sheltered accommodation on the site... If the Council had any future concerns that the accommodation was not being used for this specified use, this could be reasonably investigated and enforced against such a condition... To conclude, the use of the proposed building for residential care falling under a C2 Use Class could be secured by condition and a legal agreement would not be necessary."

LIVING CONDITIONS FOR FUTURE OCCUPIERS

The residents' bedrooms would be of a reasonable size and each has a window which faces either to the front or the rear of the building so that they would have an adequate outlook and natural lighting. A large dining and lounge area would be provided on the ground floor, together with an activity room, staff area and kitchen in the basement.

Although it would be shared with the care homes located at nos. 34 to 38 Chester Road, the development would retain an extensive rear communal garden measuring in excess of

1500 square metres. There are no adopted standards for care homes in terms of amenity space but the shared amenity space requirement for 29 one-bedroom flats is 580 square metres. The proposed development would exceed this requirement.

As such, it is considered that the proposal would provide suitable accommodation for its residents.

TREES AND LANDSCAPING

Policy 5.10 of the London Plan (March 2016) states that development proposals should integrate green infrastructure to contribute to urban greening, including the public realm.

Policy 5.11 of the London Plan (March 2016) states that major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) also requires that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should also enhance amenity, biodiversity and green infrastructure.

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

Concerns were raised by residents who were consulted as part of the application process regarding the removal of trees within the boundaries of the site. Following consultation with the Council's Trees and Landscaping Officer, it is confirmed that none of the trees within the application site are protected by Tree Protection Orders or a Conservation Area designation. Although it is not encouraged for a number of reasons, the owner does not have to seek permission to remove trees.

Based on the information submitted, there are no 'A' grade trees and only two 'B' grade trees within the application site. The Council's Trees and Landscaping Officer noted that the proposed layout plan fails to provide any qualitative re-assurance in terms of landscaping and the front garden fails to meet the 25% soft landscape target promoted in Hillingdon's design guidance. Nevertheless, the boundaries will be planted and the arrangement is similar to that previously approved.

If recommended for approval, planning conditions would be attached to secure tree protection details and a comprehensive and well-designed landscaping scheme, with species which encourage biodiversity while providing ornamental / seasonal interest year-round for the enjoyment of the residents. Subject to such conditions, the proposal would not be considered contrary to Policies 5.10 and 5.11 of the London Plan (March 2016), Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

ECOLOGY

Paragraph 170 of the NPPF (February 2019) states that planning decisions should

contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Policy 7.19 of the London Plan (March 2016) states that development proposals should wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the design and layout of new development should retain and enhance any existing features of biodiversity within the site.

If recommended for approval, an ecological enhancement condition would secure the appropriate protection and enhancement of ecological value within the site. Subject to this condition, the proposal is considered to accord with the NPPF (February 2019), Policy 7.19 of the London Plan (March 2016) and Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

ENERGY

Policy 5.2 of the London Plan (March 2016) requires that development proposals make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy: Be lean: use less energy; Be clean: supply energy efficiently; and Be green: use renewable energy.

Policy EM1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will ensure that climate change mitigation is addressed at every stage of the development process. This includes the reduction of carbon emissions through low carbon strategies and encouraging the installation of renewable energy to meet the targets set by the London Plan (March 2016).

Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires that:

- A) All developments make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets;
- B) All major development proposals must be accompanied by an energy assessment showing how these reductions will be achieved;
- C) Proposals that fail to take reasonable steps to achieve the required savings will be resisted. However, if the Council is minded to approve the application despite not meeting the carbon reduction targets, then it will seek an off-site contribution to make up for the shortfall. The contribution will be sought at a flat rate at of £/tonne over the lifetime of the development, in accordance with the current 'allowable solutions cost'.

The Mayor of London has not yet enacted the zero carbon element of this policy relating to non-domestic buildings. This means all residential development must be zero carbon (with a minimum of 35% reductions achieved onsite) and all non-residential must achieve 35% improvement over the Target Emission Rate (TER).

An Energy and Sustainability Assessment has been submitted and demonstrates how the development has been designed to exceed Part L 2013 standards. The reports states that in line with the London Plan three-step energy hierarchy, carbon dioxide emissions from the development will be reduced by 82% once energy efficiency measures and clean measures are taken into account.

In light of the current policy context, the proposed development being for the purpose of a C2 use residential institution (not C3 use residential), the minor scale of development proposed and the significant on-site reductions proposed, the proposed development is considered acceptable with regard to energy considerations. Subject to condition requiring details of the low and zero carbon technology required to meet the CO2 reductions, the proposal is considered to accord with Policy 5.2 of the London Plan (March 2016), Policy EM1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

FLOOD AND WATER MANAGEMENT

Policy 5.12 of the London Plan (March 2016) requires that development proposals must comply with the flood risk assessment and management requirements set out in the NPPF and the associated technical Guidance on flood risk over the lifetime of the development.

Policy 5.13 of the London Plan (March 2016) states that development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that applicants must demonstrate that Flood Risk can be suitably mitigated.

Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

Policy DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that development within areas identified at risk from surface water flooding which fail to make adequate provision for the control and reduction of surface water run-off rates will be refused.

Based on the Council's GIS, the site forms part of a Critical Drainage Area. As stated by the Council's Flood and Water Management Officer, the submitted surface water drainage strategy demonstrates that a Sustainable Drainage System (SuDS) can be provided within the development. If recommended for approval, the details of this would be secured by condition.

Policy DMHD 3 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) When determining proposals for basement and other underground development, the Council require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Developers will be required to demonstrate by methodologies appropriate to the site that their proposals:

- i) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- ii) avoid cumulative impacts upon structural stability or the water environment in the local area;

B) Schemes should ensure that they:

- i) do not harm the amenity of neighbours;
 - ii) do not lead to the loss of trees of townscape or amenity value;
 - iii) do provide satisfactory landscaping, including adequate soil depth;
 - iv) do not harm the appearance or setting of the property or the established character of the surrounding area, for example through the introduction of front lightwells; and
 - v) do protect important archaeological remains.
- C) The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

As noted under the previously refused application (reference 13800/APP/2019/604), the proposal could increase groundwater flood risk. Given the extent of the basement and the potential implications on flood risk, a Basement Impact Assessment would be required prior to any development. If recommended for approval, this would be secured by condition.

Subject to the conditions noted above, the proposal would not be considered contrary to Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policy DMHD 3 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy 5.12 of the London Plan (March 2016), the NPPF (February 2019), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

NOISE

The proposed development as a care home for the elderly within an established residential area does not raise any noise issues in principle. However, please see Section 07.1 of the report for the consideration of noise in terms of its impact on neighbour amenity.

AIR QUALITY

Paragraph 170, point e), of the NPPF (February 2019) states that planning decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air quality.

Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will seek to safeguard and improve all land, water, air and noise quality. All development should not cause deterioration in the local air quality levels and should ensure the protection of both existing and new sensitive receptors. Policy 7.14 of the London Plan (March 2016) further supports this.

Policy DME1 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

- A) Development proposals should demonstrate appropriate reductions in emissions to sustain compliance with and contribute towards meeting EU limit values and national air quality objectives for pollutants.
- B) Development proposals should, as a minimum:
 - i) be at least "air quality neutral";
 - ii) include sufficient mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors, both existing and new; and
 - iii) actively contribute towards the improvement of air quality, especially within the Air Quality Management Area.

Based on the Council's GIS, the site is located approximately 130 metres to the north-west and south-west of the Northwood East Air Quality Focus Area, where special focus in reducing elevated levels of air pollution is a priority of the Borough.

The information submitted indicates that the proposed development is air quality neutral. In addition, the occupiers of the proposed residential care home are exposed to safe levels of air quality, with values ranging from 25 to 28 g/m³ within and in the vicinity of the application site, well below the limit value set to protect human health (40 g/m³).

The proposal is therefore considered acceptable in terms of air quality, subject to conditions reducing emissions from demolition and construction. As such, the proposal would accord with Policy DMEI 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and the NPPF (February 2019).

CONTAMINATED LAND

Policy 5.21 of the London Plan (March 2016) states that appropriate measures should be taken to ensure that development on previously contaminated land does not activate or spread contamination.

Policy DMEI 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

A) Proposals for development on potentially contaminated sites will be expected to be accompanied by at least an initial study of the likely contaminants. The Council will support planning permission for any development of land which is affected by contamination where it can be demonstrated that contamination issues have been adequately assessed and the site can be safely remediated so that the development can be made suitable for the proposed use.

B) Conditions will be imposed where planning permission is given for development on land affected by contamination to ensure all the necessary remedial works are implemented, prior to commencement of development.

C) Where initial studies reveal potentially harmful levels of contamination, either to human health or controlled waters and other environmental features, full intrusive ground investigations and remediation proposals will be expected prior to any approvals.

D) In some instances, where remedial works relate to an agreed set of measures such as the management of ongoing remedial systems, or remediation of adjoining or other affected land, a S106 planning obligation will be sought.

The submitted information indicates that the overall land quality risks posed by the site are generally assessed as "low and very low". However, an increased risk is identified, as there is a possibility that some contaminants may be present in made ground within areas of the site. The possible contaminants include asbestos. The Council's Contamination Officer considers that the proposal is acceptable subject to a planning condition addressing existing/site won soils, including any imported soils, which may be introduced at the proposed exposed areas of open spaces at the site. Subject to such a condition, the proposal is not considered contrary to Policy DMEI 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and 5.21 of the London Plan (March 2016).

WASTE

Policy 5.17 of the London Plan (March 2016) sets out the Mayor's spatial policy for waste management, including the requirements for new developments to provide appropriate

facilities for the storage of refuse and recycling.

Bin storage placement should generally be within 10m of the collection point on the public highway (or internal roadway) in order to accord with the Council's waste collection distance standard. A store/collection point is indicated in proximity of the highway boundary on the site frontage which conforms to the standard. As such, the proposal is not considered contrary to Policy 5.17 of the London Plan (March 2016).

CONCLUSION

The proposed development of a 26-bed residential care home (Use Class C2) on land at Nos. 30-32 Chester Road is considered acceptable in principle and acceptable with regard to its impact on the character of the area, neighbour amenity, highways, access, security, living conditions, landscaping, ecology, energy, flooding, noise, air quality, contaminated land and waste.

Subject to planning conditions, the application is recommended for approval.

8. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020)

The London Plan (March 2016)

The London Plan - Intend to Publish Version (December 2019)

Accessible Hillingdon Supplementary Planning Document (September 2017)

National Planning Policy Framework (February 2019)

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