

DELEGATED DETAILS DECISION

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 DCLG

Report of the Head of Planning, Transportation and Regeneration

Address THE OLD VINYL FACTORY BLYTH ROAD HAYES

Development: Details pursuant to the discharge of Condition 4 (Podium Access Plan) in relation to planning application reference 59872/APP/2020/342 approved 19-06-20 (Section 73 application to vary the approved plans list condition of application reference 59872/APP/2018/1107 dated 06/12/2018 (Reserved Matters Application regarding the appearance and landscaping for Phase 3B 'The Assembly Buildings' of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775 dated 31/07/2014)).

LBH Ref Nos: 59872/APP/2021/4268

Drawing Nos: WH199/21/P/25.02d Proposed First Floor Plan
WH199/21/P/25.01d Proposed Ground Floor Plan
WH199/21/P/75.01 Proposed Podium Access Technical Details
Covering Letter dated 19th November 2021
WH199/21/P/25.03d Proposed Second Floor Plan

Date of receipt: 19/11/2021 **Date(s) of Amendment(s):**

1. MAIN PLANNING CONSIDERATIONS

This application relates to details pursuant to the discharge of Condition 4 (Podium Access Plan) in relation to planning application reference 59872/APP/2020/342 approved 19-06-20 (Section 73 application to vary the approved plans list condition of application reference 59872/APP/2018/1107 dated 06/12/2018 (Reserved Matters Application regarding the appearance and landscaping for Phase 3B 'The Assembly Buildings' of The Old Vinyl Factory site, as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775 dated 31/07/2014)).

Condition 4 states:

The development shall not be occupied until a Podium Access Plan, which demonstrates the access proposals, hours of access and management procedures for access to the proposed podium by non-residents of the Assembly Buildings has been submitted to and approved in writing by the Local Planning Authority.

Thereafter the podium access shall be in accordance with the approved details for as long as the development remains in existence.

REASON

To ensure that the development provides access to the podium to non-residents of the Assembly Buildings, ensuring integration with the wider site and creating an acceptable level of social infrastructure and quality of street design to comply with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and London Plan Policy 3.16.

Case Officer's comments:

The submission only includes details of the proposed 'secure, lockable staircase'. There are no details provided which 'demonstrates the access proposals, hours of access and management procedures for access to the proposed podium by non-residents of the Assembly Buildings' as required by the wording of the condition. The submission only states that access would be controlled by the development management company.

Concerns are also raised by the location of the proposed public access point for the podium at the rear/back of house area of the building, rather than on one of the three principal elevations. The originally approved scheme provided the public access route to the podium at the main entrance to the building, making it a far more appealing route to the podium and therefore one more likely to be utilised. This access route via the main entrance is maintained in the amended proposals as shown on drawing numbers WH199/20/P/25.01a Rev A, WH199/20/P/25.02a Rev A and WH199/20/P/25.03a Rev A. There is a significant shortage of public open space within the locality of the site and the podium area provides an important contribution. The proposed location for the public access to the rear of the building is deemed to make the route undesirable and further from the main pedestrian route through the site, and as such is unacceptable. In addition a lift is provided at the entrance to the building. The Council's Access officer has reviewed the proposals and notes that it is unclear how with only a staircase as proposed, wheelchair users and others requiring inclusive access could gain access to the podium during the permitted times of access by members of the public. The principle access into the podium should be via one of three principal facades of the building, not the car park/rear entrance.

In addition to the above concerns the proposed location for the access stairs raises further concerns. At ground floor level the proposed staircase would block the tracking route provided by the applicant in the Section 2.5 of the Design and Access Statement (Rev B June 2020) submitted with the amended proposals (application reference 59872/APP/2020/342). As such it has not been demonstrated that the proposed staircase would not have a detrimental impact on vehicle movements and therefore parking and servicing availability for the development.

The proposed stairs would also result in a loss of parking as they are located where a parking space is approved at first floor level (as shown on approved drawing number WH199/20/P/25.02a Rev A). In addition the proposals would result in the loss of external amenity spaces on the podium (as shown on approved drawing number WH199/20/P/25.03a Rev A). The loss of parking and the loss of external amenity space are not considered to be acceptable.

The relevant consultees are not satisfied with the proposals. It is therefore recommended that Condition 4 (Podium Access Plan) in relation to planning application reference 59872/APP/2020/342 is not discharged and the application be refused.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The submitted details, the proposed location for the public access to the rear of the building and the lack of accessibility, fail ensure that the development provides access to

the podium to non-residents of the Assembly Buildings, ensuring integration with the wider site and creating an acceptable level of social infrastructure and quality of street design to comply with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and London Plan Policies S1 and S4 (2021).

INFORMATIVES

1 At ground floor level the proposed staircase would block the tracking route provided by the applicant in the Section 2.5 of the Design and Access Statement (Rev B June 2020) submitted with the amended proposals (application reference 59872/APP/2020/342). As such it has not been demonstrated that the proposed staircase would not have a detrimental impact on vehicle movements and therefore parking and servicing availability for the development.

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