

OPS Chartered Surveyors

From: James Wells <JWells@hillingdon.gov.uk>
Sent: 27 May 2022 15:52
To: info@ops-surveyors.co.uk
Subject: Ref. 19156/PRC/2022/35 - 33 Dellfield Crescent, Cowley
Attachments: APP DWG REV.1.0 (11.02.22).pdf; Pre-App Report 20.05.22.pdf

Dear Sammy

The Council's responses to the questions in your e-mail are set out below in the order of your e-mail:

1. Written confirmation that the S106 Agreement will be entered into should be included when the application is submitted. The S106 Agreement is normally prepared after the Council has determined to approve the application, subject to the S106 Agreement.
2. The Council would seek room sizes that meet or exceed the higher standards you refer to, in accordance with the requirements of Policy DMHB 16 of the Local Plan: Part 2 (2020) and set out in table 5.1.
3. The proposed rooms should be, or exceed, at least 2.15m wide (for a single room) and at least 2.75m wide (for a double room). The Council encourages a minimum floor to ceiling height of 2.5m for at least 75% of the GIA. To ensure adequate quality, the Council encourages double aspect rooms, where possible, and requires a good standard of outlook from window(s).

Kind Regards

James

James Wells BA(Hons) DMS MRTPI
Planning Team Leader
Residents Services
London Borough of Hillingdon
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Uxbridge, UB8 1UW

Tel: 01895 250230
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Please note that the comments made in this e-mail represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter

From: OPS Chartered Surveyors <info@ops-surveyors.co.uk>
Sent: 25 May 2022 12:15
To: James Wells <JWells@hillingdon.gov.uk>
Cc: 'kevin bates' <kevinmbates84@gmail.com>
Subject: RE: Ref. 19156/PRC/2022/35 - 33 Dellfield Crescent, Cowley - Car Parking Policy

Dear James

It was exciting to receive the pre-app letter this morning and thank you for the input for all these.

Having read the letter, all looks positive, I and my client do have a few minor points hoping you may be able to assist by giving us some clarifications?

1. S106 Agreement – when do you think it will be the appropriate time to enter this agreement, as I have come across a few London LPAs that timing of the S106 varies. Some will accept a written undertaking from the applicant to enter the S106 agreement during the course of the planning application, but some would require a formal S106 agreement drafted before or at the time of submission. What is Hillingdon's approach on this please?
2. I saw you mentioned in your report that you may have adopted the London Plan 2021's space standards for bedroom sizes (currently 7.5m² for single room and 11.5m² for double), may I ask what is Hillingdon's take on the London Plan 2021 for HMOs conversion vs the Hillingdon's own HMO Space standards which falls under the House Act 2004 (currently 6.21m² for single room and 10.22m² for double)? As I often come across different London Councils adopted different approach to assess converted HMO rooms sizes, since the London Plan 2021 national space standards does not specify the room size for converted HMOs, where it says Table 3.3 Minimum space standards for new dwellings (<https://www.london.gov.uk/what-we-do/planning/london-plan/past-versions-and-alterations-london-plan/london-plan-2016/london-plan-chapter-3/policy-35-quality-and>). This is just for my reference really so I know which space standards will Hillingdon be looking in a HMO conversion.
3. Finally, under Section 3.0 Amenity, paragraph 5 you mentioned that the roof bedrooms are not high quality. Base on this one, we would like to improve the scheme to make it high quality, do you have any guideline for that for example anything relation to room wide and ceiling height etc? I understand the London Plan 2021 / National Space Standards require a single bedroom to have a minimum width of 2.15m and minimum floor to ceiling height to be 2.3m for at least 75% of the GIA. Is there anything else that will be taking into consideration when assessing the bedroom to determine if it is high quality or not?

I believe the above at the 3 questions we have from the pre-app report.

Thank you again for your help in the matter and look forward to hearing from you soon.

Kind regards

Sammy Chan BSc (Hons) MRICS MFPWS

OPS Chartered Surveyors

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| Planning | Building Control | Party Wall | H.M.O. |

From: OPS Chartered Surveyors <>

Sent: 13 April 2022 12:06

To: 'James Wells' <JWells@hillingdon.gov.uk>

Cc: 'Senober Khan' <Skhan5@hillingdon.gov.uk>

Subject: RE: Ref. 19156/PRC/2022/35 - 33 Dellfield Crescent, Cowley - Car Parking Policy

Thanks James.

Hope both you and Senober have a good Easter break.

Regards

Sammy

Kind regards

Sammy Chan BSc (Hons) MRICS MFPWS

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From: James Wells <JWells@hillingdon.gov.uk>

Sent: 13 April 2022 11:11

To: OPS Chartered Surveyors <info@ops-surveyors.co.uk>

Cc: Senober Khan <Skhan5@hillingdon.gov.uk>

Subject: Ref. 19156/PRC/2022/35 - 33 Dellfield Crescent, Cowley - Car Parking Policy

Morning Sammy

The Highway officer's comments will be included in the report for the above pre-app, which you should receive early in May 2022

Kind Regards

James

James Wells BA(Hons) DMS MRTPI

Planning Team Leader

Residents Services

London Borough of Hillingdon

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From: OPS Chartered Surveyors <info@ops-surveyors.co.uk>

Sent: 13 April 2022 10:10

To: James Wells <JWells@hillingdon.gov.uk>

Subject: Car Parking Policy

Morning James

Hope you had a good weekend.

I am wondering if you may pass the highway officer's email to me as I want to further explore the information he mentioned about the LBH's highway policy regarding the car free development for property with PTAL rating of 2 or more, as this may be useful for our future clients.

Many thanks.

Sammy

Kind regards

Sammy Chan BSc (Hons) MRICS MFPWS

OPS Chartered Surveyors

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