

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 | <input type="checkbox"/> |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | <input type="checkbox"/> |
| 3. There is no Committee resolution for the enforcement action | <input type="checkbox"/> |
| 4. There is no effect on listed buildings or their settings | <input type="checkbox"/> |
| 5. The site is not in the Green Belt (but see 11 below) | <input type="checkbox"/> |

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | <input type="checkbox"/> |
| 11. Householder application in the Green Belt | <input type="checkbox"/> |

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 | <input type="checkbox"/> |
| 13. Refusal of change of use from retail class A1 to any other use | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | <input type="checkbox"/> |
| 16. Certificate of Lawfulness (for existing use or Development) | <input type="checkbox"/> |
| 17. Certificate of Appropriate Alternative Development | <input type="checkbox"/> |

CERTIFICATE OF LAWFULNESS

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

The delegation powers schedule has been checked. Corporate Director of Planning, Environment and Community Services can determine this application.

Case Officer

Adrian Harding

Signature:

Date: 22nd November 2011

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

Team Manager:

Signature:

Date: 22nd November 2011

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date: 22nd November 2011

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

Item No. **Report of the Head of Planning & Enforcement Services**

Address SHERATON HEATHROW HOTEL COLNBROOK BY- PASS LONGFORD

Development: Single storey extension to existing restaurant element within central courtyard involving demolition of existing balcony, relocation of car hire office to front involving installation of external ramp, steps to the south and the east and new roadway, new fixed window to front

LBH Ref Nos: **10350/APP/2011/2240**

Drawing Nos: 7090-L(20)01
 7090-L(20)02
 7090-L(20)03
 7090-L(20)04
 7090-L(20)10
 7090-L(20)11
 7090-L(20)12
 7090-L(20)13
 7090-L(20)14
 7090-L(20)15
 7090-L(20)16
 7090-L(20)17
 7090-L(20)18
 7090-L(20)19
 7090-L(20)20
 7090-L(20)21
 7090-L(20)22
 7090-L(20)23
 Design and Access Statement

Date Plans received : 27/09/2011

Date(s) of Amendment(s):

Date Application Valid: 27/09/2011

1. SUMMARY

The proposal involves 3 elements to improve visitor accommodation at the hotel. The proposed alterations are considered to be acceptable in terms of their visual impact and will not detract from highway safety or residential amenity. As such the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M2 External surfaces to match existing building

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 H8 Surfacing and marking out of access/parking/servicing areas

The development shall not be occupied until the car hire roadway shown on the approved plans have been drained, surfaced and marked out in accordance with details to be submitted to and approved in writing by the local planning authority. Thereafter these areas shall be permanently retained and used for no other purpose.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan . (July 2011).

5 NONSC Non Standard Condition

Before the development hereby approved commences, an Environmental Management Plan (EMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The EMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The EMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with and distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Construction of the development shall be carried out in accordance with the approved EMP unless otherwise agreed in writing by the LPA.

Reason:

To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Hillingdon Unitary Development Plan.

6 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

(i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.

- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage,

power cables or communications equipment, indicating lines, manholes or associated structures),

- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 **TL6** **Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 **TL7** **Maintenance of Landscaped Areas**

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

11 **DIS1** **Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2

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 Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.3	(2011) Sustainable design and construction

3

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use ¿best practicable means¿ as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in ¿The control of dust and emissions from construction and demolition: best practice guidelines¿, Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

4

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant s attention to

the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, Cranes and Other Construction Issues (available at <http://www.aoa.org.uk/policy-safeguarding.htm>)

5 I28 Food Hygiene

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

3. CONSIDERATIONS

3.1 Site and Locality

The Sheraton Heathrow Airport is a predominantly 3 storey hotel building located on the northern side of the A4 Colnbrook By-pass, approximately 1km away from Terminal 5 at Heathrow Airport. The site is accessed directly from the A4 with a one way-system circulating traffic to a single exit back onto the A4. The hotel has approximately 400 bedrooms, meeting rooms, restaurants and bars with 281 parking spaces. The main entrance to the hotel is on the southern elevation and has a covered entrance canopy. Currently the hotel has a car hire office within the hotel and the use the hotel entrance turning circle as a drop-off and pick-up area.

3.2 Proposed Scheme

The application seeks planning permission for 3 separate developments:-

1. The formation of a ramped and stepped entrance platform to access the on-site car hire offices,
2. The introduction of a new fixed window to the existing facade adjacent to the entrance,
3. The construction of a 90m² single storey restaurant extension within the internal courtyard. The extension would measure 20.25m x 5.9m with an overall height of 6.4m above GF level.

3.3 Relevant Planning History

10350/AK/79/0328 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
Extension/Alterations to Office premises (P) of 36 sq.m.

Decision: 01-05-1979 Approved

10350/AP/80/0019 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
Erection of a covered tennis court.

Decision: 02-07-1980 WD

10350/APP/2000/2053 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
ERECTION OF MACHINE ROOM ON EXISTING ROOF SLAB AND ASSOCIATED VENTILATION

Decision: 27-11-2000 Approved

10350/APP/2001/322 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
ERECTION OF TWO SINGLE STOREY EXTENSIONS TO HOTEL TO PROVIDE
CONFERENCE FACILITIES AND EXTENSION TO RESTAURANT/DINING AREA

Decision: 26-04-2002 Approved

10350/APP/2001/343 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
ALTERATION TO FRONT ELEVATION TO INSTALL FULL HEIGHT WINDOW

Decision: 17-04-2001 Approved

10350/APP/2003/740 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
ERECTION OF ENCLOSURE FOR NEW TRANSFORMER

Decision: 20-05-2003 Approved

10350/APP/2005/842 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
ERECTION OF SINGLE STOREY EXTENSION FOR GYM AND TREATMENT ROOM WITH
GLAZED WALKWAYS AND SINGLE STOREY OFFICE EXTENSION

Decision: 18-05-2005 Approved

10350/AQ/80/0144 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
Change of use of part of basement from a discotheque to offices.

Decision: 08-04-1980 Refused

10350/AR/80/0908 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
Section 53 certificate (P)

Decision: 27-05-1980 GPD

10350/BC/90/0996 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
Erection of extension and alterations including health and leisure club, conference rooms and
hospitality rooms

Decision: 20-08-1990 WD

10350/BK/92/0741 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
Erection of new canopy to main entrance

Decision: 17-08-1992 Approved

10350/BN/93/0704 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
Erection of a new entrance canopy, parapet roof and roof fascia detail

Decision: 05-07-1993 Approved

10350/BR/93/0342 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
Erection of two stainless steel flues (retrospective application)

Decision: 05-04-1993 Approved

10350/BS/93/3056 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
Installation of internally illuminated hotel entrance sign and road sign

Decision: 06-07-1993 Approved

10350/BT/93/1623 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
External alterations to front and part side elevations

Decision: 07-03-1994 Approved

10350/BY/95/1647 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
Use of premises for the carrying out of civil marriages (Application for a Certificate of Lawfulness for a proposed use or development)

Decision: 14-11-1995 GPD

10350/BZ/97/0695 Sheraton Heathrow Hotel Colnbrook By- Pass Longford
Erection of a single storey office extension and access link

Decision: 07-07-1997 Approved

Comment on Planning History

There is a lengthy planning history at this site which is attached in the report.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consultation

36 consultation letters dated 29.9.11 were sent out. No responses have been received to date.

Landscape Officer - Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- The change to the external layout has not been quantified or described in the Design & Access Statement. However, the new external layout will carve through an existing grass verge with a group of approximately 11 No. Norway Maples (*Acer platanoides* Schwedfleri, or similar). It appears likely that most of these will be removed, with the possible retention of three trees on the outer edge. In principle this tree loss may be justified, given the extensive and effective tree planting within the site. Precise details of tree retention / removal strategy and proposals to protect and /or replace trees should be secured by condition.

- The installation of the new window will have no effect on the landscape quality or setting.

- The extension of the restaurant will reduce the size of the formal planted courtyard which is accessible to guests and overlooked by hotel windows. A hard and soft landscape scheme should be secured to ensure that the remaining courtyard space is re-landscaped as amenity space for the benefit of visitors.

- A landscape management / maintenance plan should be submitted to ensure that the landscape is established and maintained in accordance with good practice.

RECOMMENDATIONS:

No objection, subject to the above considerations and conditions TL1, TL, TL3, TL5, TL6 and TL7.

Highways Agency - No Objection

BAA - No objection.

NATS Safeguarding - No objection.

EPU - Further to request for comments for the above planning application, I do not have an objection to the proposed scheme. However the following condition and construction site informative shall be applied to any approval granted.

Condition 1 Construction, Environmental Management Plan Before the development hereby approved commences, an Environmental Management Plan (EMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The EMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The EMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with and distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Construction of the development shall be carried out in accordance with the approved EMP unless otherwise agreed in writing by the LPA.

Reason: To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Hillingdon Unitary Development Plan.

Construction Site Informative

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use 'best practicable means' as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in 'The control of dust and emissions from construction and demolition: best practice guidelines', Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

6. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.3	(2011) Sustainable design and construction

In addition: N/A

7. MAIN PLANNING ISSUES

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

The Hotel is sited in it's own substantial site with three storey buildings on either side. The extensions and alterations to this hotel building would have minimal impact upon the occupants of the adjacent site due to the significant separation distances involved and the current level activity at this hotel. As such it is considered that the proposed alterations and extension to this building will not have an unacceptably adverse impact upon the occupants of adjacent buildings in accordance with policies

7.2 Impact on Street Scene

The single storey extension to the restaurant will not be apparent within the streetscene as it is located within a quadrangle within the building. The proposal will result in the loss of an area of landscaping within the quadrangle. It is considered necessary to request details of a re-landscaping of hte remaining area within this quadrangle to ensure a useable amenity space is retained. This can be secured by condition. The extension is considered to harmonsie with the original building and will not therefore result in an intrusive form of development.

The ramped area to the front of the building will be apparent within the streetscene, being located on the more prominent front elevation.new external layout will carve through an existing grass verge with a group of approximately 11No. Norway Maples. It appears likely that most of these will be removed, with the possible retention of three trees on the outer edge. In principle this tree loss is justified, given the extensive and effective tree planting within the site. Precise details of tree retention / removal strategy and proposals to protect and /or replace trees will be secured by condition.

The installation of a new window adjacent to the entrance will not detract from the overall front facade of this building and is considered to be acceptable.

7.3 Traffic Impact / Pedestrian Safety

Currently the hotel operates a one-way circulation around its car park which allows guests to be dropped off in the circle directly in front of the main entrance. This turning circle is alos used by the car hire office which can sometimes lead to congestion.

The proposed car parking roadway, directly in front of hte relocated car hire office is intended to remove this congestion. It will not result in the loss of parking spaces and the removal of trees will result in a visual connection between the carpark and the ramped car hire entrance. As such the proposal is considered to improve the circulation of traffic within the site and will not be unacceptable in terms of highway and pedestrian safety.

7.4 Carparking & Layout

The proposal retains the 281 car parking spaces including disabled spaces and is considered acceptable in terms of policy AM14 of the adopted UDP.

7.5 Urban Design, Access and Security Considerations

The proposed alterations to the external appearance of this hotel building are considered acceptable. The ramped entrance and alterations to the car hire roadway are considered to improve the visual connection to visitors. As such the proposal is considered acceptable in this respect.

7.6 Other Issues

Conclusions -

The proposal involves 3 elements to improve visitor accommodation at the hotel. The proposed alterations are considered to be acceptable in terms of their visual impact and will not detract from highway safety or residential amenity. As such the application is recommended for approval.

8. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
Accessible Hillingdon: January 2010
The London Plan (2011)

Contact Officer: Nicola Taplin

Telephone No: 01895 250230