

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, Building Control, Sport & Green Spaces**

Address UNION HOUSE 23 CLAYTON ROAD HAYES

Development: External alterations including replacement of windows/doors, installation of weatherboarding and insulated render to facades

LBH Ref Nos: **35250/APP/2014/4366**

Drawing Nos: 0850/PL/E02
 0850/PL/E03
 0850/PL03
 0850/PL01
 0850/PL02
 0850/PL/E01
 0850/01 Rev. A

Date Plans received : 17/12/2014

Date(s) of Amendment(s):

Date Application Valid: 17/12/2014

1. **SUMMARY**

The proposal seeks planning permission for external alterations including the replacement of windows and doors, the installation of weatherboarding and insulated render to the facades.

The proposed development would have an acceptable impact on the appearance of the building and visual amenities of the surrounding area and is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 0850/PL01, 0850/PL02 and 0850/PL03.

REASON

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

3 RES7 Materials (Submission)

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

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

REASON

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

INFORMATIVES

1 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 saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 I47 Damage to Verge - For Council Roads:

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The site comprises 'Union House' which is a part five, part six storeys office building, which is located on the western side of Clayton Road, Hayes. The site also fronts the Grand Union Canal to the north. The site is situated 250 metres across to the north of the Hayes and Harlington Railway Station.

The office building itself comprises 3,012m² of office floorspace and external parking area. The car parking area is accessed via an entrance off Clayton Road. Prior approval for the conversion of the office building to form 46 residential units was approved on 21 November 2014.

The surrounding area contains a mix of uses including an industrial/office building to the west of the site, a part four storey part five storey residential block of flats to the south and the Grand Union Canal to the north of the site. A row of terraces of two storey dwellings sit opposite the site across Clayton Road to the south. Further to the east is a seven storey building with Hayes and Harlington station to the south. The Hayes and Harlington Goods Yard site redevelopment sits beyond Trident House to the south east of the site.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The proposal is for external alterations including the replacement of windows and doors, the installation of weatherboarding and insulated render to the facades.

3.3 Relevant Planning History **Comment on Planning History**

35250/APP/2015/299 DET - Condition 1 of Prior Approval 35250/APP/2014/3506
35250/APP/2014/4517 - Installation of refuse store and bicycle store (undecided)
35250/APP/2014/3506 DET - Condition 2 of Prior Approval 35250/APP/2014/3506
35250/APP/2014/3506 PAO - Change of use of office to form 46 residential units.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

The following neighbours were consulted for a period of 21 days expiring on the 9 January 2015 as follows: -

- Unit 27-29 Crown Trading Estate
- 29-31 Clayton Road
- 1 Clayton Road
- 7 Clayton Road
- 7A Clayton Road
- 5 Clayton Road
- 70 Station Road
- 3A Clayton Road
- 1A Clayton Road
- 27 Clayton Road
- 25 Clayton Road
- 27 The Fairview Estate
- Residents of Sherringham Court
- 9 Clayton Road
- 3 Clayton Road
- 31 Clayton Road
- 32 Clayton Road

1 response was received from an adjoining neighbour, identifying the following issues:

Until all already mentioned comments are sorted i.e. parking, street on Clayton Road, street cleaning, drains are sorted I am objecting to any further development on our street and Blyth Road. We can't cope with the amount of traffic and parking at the minute and the Council don't seem to listen to us.

The Inland Waterways Association: Our principal interest is the relationship between the proposed development and the adjoining Grand Union Canal. The redevelopment of Union House is an opportunity to produce an imaginative scheme that could significantly contribute to the regeneration of the canal side area in the western part of Hayes Town Centre. We consider the proposed alterations to the existing building to be cost driven and utilitarian in approach. The rear and side elevation could be enlivened with larger windows and balconies that would give residents the benefit of canal views. The scheme as submitted fails to provide an interesting architectural solution for the new use of the building.

Trees/Landscaping: 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.

- No trees or other landscape features of merit will be affected by the proposal.
- As noted the existing landscape quality is poor and would benefit from new planting and improved management/maintenance
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

No objections subject to COM9 (parts 1,2,4,5 and 6)

Canal and River Trust: No objection

6. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- | | |
|------|--|
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE25 | Modernisation and improvement of industrial and business areas |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |

7. MAIN PLANNING ISSUES

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

The application site is set back from the road with other commercial properties to the west. The nearest residential property is Sherringham Court, which is a block of 48 flats located to the south of the application site and is situated 9.1m away at the nearest point. This is an existing building with full glazing panel windows on each floor. The proposed alterations to the windows significantly reduce the level of glazing, with smaller windows separated by the timber weatherboarding to serve the proposed residential properties. The installation of the new facade details, doors and windows would not increase the level of overlooking to that of the existing building and would not harm the residential amenity of any neighbouring occupiers, in accordance with Policies BE21, BE24 & OE1 of the Hillingdon Local Plan (November 2012).

7.2 Impact on Street Scene

The area is characterised by a mix of office/commercial and residential properties, including Sherridon Court. The proposal alterations are designed to redefine the building as a residential block as opposed to an office block. The area is characterised by a variety of materials including the brick built adjacent offices and the render finish of housing. The scheme is therefore deemed to have an acceptable impact on the appearance of the building and the visual amenities of the surrounding area. Therefore, the development is in accordance with Policies BE13, BE15, BE28 and BE29 of the Hillingdon Local Plan (November 2012).

7.6 Other Issues

The Tree Officer has identified issues in relation to the hard and soft landscaping for this development and has suggested the inclusion of a condition to require the submission of detailed plans. However there is an additional application currently under consideration for the recycling/rubbish store and cycle store and it is considered that it would be more appropriate to address these issue within that application.

8. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (July 2011).
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Liz Arnold

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