

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, Building Control, Sport & Green Spaces

Address RAF WEST RUSLIP HIGH ROAD ICKENHAM

Development: Details pursuant to partial discharge condition 1 (external material schedule) for Area C and Blocks D and E of planning permission dated 5/1/09, ref. 38402/APP/2008/2733: Reserved Matters (Details of access, appearance, landscaping, layout and scale) in compliance with conditions 2, 3 and 4, together with details of conditions 7 (site levels), 8 (secure by design), 9 (wheelchair access), 13 (design and modelling), 14 (existing gate closure), 17 (sustainability report), 18 (travel plan), 21 (refuse bin screening), 24 (waste recycling), 25 (glass recycling), 26 (traffic arrangements), 27 (accurate site survey), 29 (tree protection plan, landscape details), 34 and 35 (noise assessment), 37 (archaeological assessment), 39 and 40 (surface and foul water), 45 (secure by design), 49 (bicycle parking), 53 (ecological management plan) and 58 (drainage strategy) in compliance with outline planning permission ref. 38402/APP/2007/1072 dated 10/07/2007: Redevelopment of the site for mixed use.

LBH Ref Nos: **38402/APP/2015/851**

Drawing Nos: 20667_A_P_60-01/T1
20667_A_V_60-01/T1
20667_A_V_60-02/T1
20667_A_W_60-01/T1
20667_A_W_60-02/T1
20667_A_Y_60-01/T1
20667_A_Y_60-02/T1
20667_A_Y_60-03/T1
20667_A_Z_60-01/T1
20667_A_Z_60-02/T1
20667_HT LAYOUT/T2
20667_A_60-01/T1
20667_A_60-02/T1
20667_A_60-03/T1
20667_A_61-03/T1
20667_A_63-01/T2
20667_A_63-02/T2
20667_A_63-03/T2
20667_A_63-04/T2
20667_A_63-05/T2
20667_A_PLN_01/P1
20667_A_PLN_02/P1
20667_A_PLN_03/P1
20667_A_PLN_04/P1
20667_A_PLN_05/P1
External Materials Schedule, V2.0 August 2015 - Apartments
External Materials Schedule, V2.0 August 2015 - Houses
20667_A_D_MAT/PL2
20667_A_E_MAT/PL2
20667_MAT_01/T8
Agent's email dated 14/9/15

Date of receipt: 06/03/2015

Date(s) of Amendment(s): 14/09/2015
04/09/2015

1. MAIN PLANNING CONSIDERATIONS

This application seeks the partial discharge of condition 1 (external material schedule) as it relates to plots C1 - C51, and Blocks D & E of planning permission dated 5/1/09, ref. 38402/APP/2008/2733: Reserved matters in connection with the outline permission for the re-development of the former RAF site for mixed use (ref. 38402/APP/2007/1072 dated 10/07/2007).

Condition 1

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- comprehensive colour scheme for all buildings,
- samples of all building materials and hard landscaping,
- fully detailed drawings of balcony railings, roof details, porches, fenestration types and doors.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INTERNAL CONSULTEES

URBAN DESIGN/ CONSERVATION OFFICER:

There are no objections to the detailed design of the houses. The materials also appear generally to be as previously agreed, could you please advise if this is incorrect, as I am not very keen on the Breckland Brown type roofing tiles as they have a tendency to look rather stripy. If agreed previously, then no objection to their use again. Is the cladding to the projecting upper floor windows timber? If so, what are the colours and finishes to be used?

There are, however, concerns re the materials for the two blocks of flats. Whilst these appear to be the same as approved for the existing block adjacent to the

station, this structure as built does now appear to be overly prominent in the street scheme, not only because of its height and bulk but also because of its light coloured rather bland looking materials. If possible, the use of these for this phase should be reconsidered, and a darker more textured brick and a more recessive cladding colour for the upper floor used.

Further comments:

I still think the proposed yellow bricks are not the best, the bricks used on the other side of the site look better, with more texture and a subtle variety in colour. But I don't know how far we can object to the bricks as proposed if we have agreed them for use on this part of the site previously.

Latest comments:

The revised proposed brick for use on the flats is acceptable and the other changes to the materials for the houses are also acceptable.

Officer's Report

The proposed materials include Crest Autumn gold, colour - yellow and Selbourne multi red stock for the houses with Redland Richmond Breckland brown and Slate grey roof tiles for the houses and Ibstock - Sevenoaks Yellow and K Rend off-white render or similar with Marley Eternit Equitone Textura cladding, colour - buttermilk for the upper floor cladding on the flatted blocks.

Following the Urban Design/Conservation Officer's initial comments, the bricks for the flatted blocks have been amended and are now slightly more textured. The tiles have been approved previously on the adjoining phases. The agent has also confirmed that the weatherboarding on the projecting bays which are only present on 6 houses would be Eternit Cedral, colour - white. The Urban Design/Conservation Officer is satisfied with the proposed materials.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

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