

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 GOLDEN CROSS BOTWELL LANE HAYES

Development: Details pursuant to conditions 3 (levels), 4 (external materials), 5 (landscaping), 6 (cycle storage), 10 (code for sustainable homes), 15 (details of plant, machinery or fuel burners as part of the energy strategy) and 16 (energy assessment) of planning permission ref. 4607/APP/2013/3144, dated 30/07/14: Residential redevelopment of the site to provide 23 x 1, 2 and 3 bedroom flats with associated access, parking and amenity areas

LBH Ref Nos: **4607/APP/2014/3648**

Drawing Nos: CSH Design Stage Assessment
14.113.013 Rev. A
Green Roof and Walls Feasibility Report, Revision A
14.113.014
14.113.021
Code for Sustainable Homes Pre-Assessment Estimate, Revision A
Technical Performance Data - Natural Gas Boiler
Hanson Ecostock Autumn Glow specification sheet
Private terrace and balcony screens, privacy screens and roof amenity space screen details
Exterior lighting manufacturer's specification brochure
Roof manufacturer's specification brochure
Lift manufacturer's specification sheets
Planting Specification, dated 12/1/15 Rev. D
GHD2058 Rev. D
GHD2058 Rev. D Roof
Landscape Management Plan, October 2014, Revised January 2015
14.113.001 Rev. B
14.113.002 Rev. A
14.113.003 Rev. A
14.113.004 Rev. A
14.113.005 Rev. A
14.113.006 Rev. A
14.113.007 Rev. A
14.113.010 Rev. A
14.113.011 Rev. A
14.113.012 Rev. A
Entrance canopy detail
Render manufacturer's specification brochure
Paving manufacturer's specification brochure
Hanson Ecostock Oakthorp Red Multi-Stock specification sheet
Window manufacturer's specification brochure
14.113.020
Energy & Sustainability Statement, Rev. B
Code for Sustainable Homes Interim Design Certificates, Plots 1 - 23

Date of receipt: 13/10/2014

Date(s) of Amendment(s):

07/01/2015

10/02/2015

1. MAIN PLANNING CONSIDERATIONS

Details in compliance with conditions 3 (levels), 4 (external materials), 5 (landscaping), 6 (cycle storage), 10 (code for sustainable homes), 15 (details of plant, machinery or fuel burners as part of the energy strategy) and 16 (energy assessment) of planning permission ref. 4607/APP/2013/3144, dated 30/07/14: Residential redevelopment of the site to provide 23 x 1, 2 and 3 bedroom flats with associated access, parking and amenity areas.

Condition 3 (Levels):

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point.

Thereafter the development shall not be carried out other than in accordance with the approved details.

Reason

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

Condition 4 (External materials):

No development shall take place until details of all materials and external surfaces, including details of external doors, windows, canopies, balconies and the rooftop enclosure 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).

Condition 5 (Landscaping scheme):

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

1. Details of Soft Landscaping

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

2. Details of Hard Landscaping

- 2.a Refuse Storage to be covered and secure
- 2.b Means of enclosure/boundary treatments, including the roof garden
- 2.c Car Parking Layouts (including demonstration that 8 parking spaces are served by electrical charging points, including one within a disabled bay, (2 active and 6 passive) and 2 disabled parking spaces)
- 2.d Hard Surfacing Materials
- 2.e External Lighting
- 2.f Other structures (such as play equipment and furniture)

3. Living Walls and Roofs

- 3.a Details of the inclusion of living walls and roofs; or
- 3.b a justification as to why no part of the development can include living walls and roofs

4. Details of Landscape Maintenance

- 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other

- 6.a Existing and proposed functional services above and below ground
- 6.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

Reason

To ensure that the proposed development will preserve and enhance the visual amenities of the locality, provide adequate facilities and to ensure appropriate privacy is maintained for neighbouring occupiers in compliance with policies BE13, BE24, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011).

Condition 6 (Revised cycle provision):

Notwithstanding the details shown on the submitted plans, prior to the commencement of works on site, revised details shall be submitted to and approved in writing by the Local Planning Authority the provision of 30 cycle parking spaces and details to indicate that safe access can be provided to the basement by cyclists which avoids the need to use the vehicular ramp. The doors on the ground floor and basement leading to/from the cycle store should automatically open and close and the lift should be redesigned to accommodate cycles.

The scheme shall be carried out in strict accordance with the approved revised details which shall thereafter be retained.

Reason

To ensure that adequate access and cycle storage arrangements are provided for cyclists in accordance with Policy AM9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 6.9 of the London Plan (July 2011).

Condition 10 (CSH Design Stage Certificate):

The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

Reason

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

Condition 15 (Details of energy plant and fuel):

Before the development is commenced details of any plant, machinery or fuel burnt, as part of the energy provision for the development shall be submitted for each unit to the LPA for approval. This shall include pollutant emission rates with or without mitigation technologies. The use of ultra low NOx emission gas CHPs and boilers is recommended.

Reason

To safeguard the amenity of neighbouring properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan.

Notes: This condition relates to the operational phase of residential or commercial development and is intended for the protection of future residents in a designated AQMA and Smoke Control Area. Advice on the types of authorised fuels and appliances can be found at www.defra.gov.uk.

Condition 16 (Energy assessment):

Prior to the commencement of development a detailed energy assessment shall be submitted showing how the development will reduce carbon emissions by 40% from a 2010 Building Regulations compliant development. The assessment shall

clearly show:

- 1) The baseline energy demand (kwhr and kgCO₂) for each element of the regulated energy use (e.g. space heating, hot water and electricity).
- 2) The methods to improve the energy efficiency of the development, how these measures impact on the baseline emissions and where they will be included within the development.
- 3) The inclusion of CHP to service the development (if appropriate), the specification of the technology to be used, the inputs and outputs (in kwhr and associated kgCO₂) of the CHP unit and the impacts on the baseline emissions as well as the impacts on air quality.
- 4) Full details, specification and location of renewable energy (e.g. if PVs are to be used, roof plans need to be updated to show their inclusion).
- 5) How the technology will be maintained and managed throughout the lifetime of the development.

At each stage, the measures to reduce the CO₂ emissions shall be set against the baseline.

The development must proceed in accordance with the approved details.

Reason

To ensure appropriate carbon savings are delivered in accordance with Policy 5.2 of the London Plan (July 2011).

INTERNAL CONSULTEES:

TREES/LANDSCAPE OFFICER:

Condition 3: Levels

Existing off-site levels around the perimeter of the site are shown on PMC drawing No. 14.113.001 Rev B. This also provides the proposed paving levels relevant to the thresholds, the internal finished floor and the ramp to the underground car park.

No objection.

Condition 4: External materials

An illustration of a fabricated metal balustrade has been specified for the private terraces, balcony screens, privacy screens and roof space amenity space.

- The height of the screen should be specified.
- The location of the screen should be indicated on plan.
- What type of wall/fence/railing is proposed for the site boundaries at ground level?

Hard landscape materials (paving) are specified in PMC document ref. 14.113, using Marshalls charcoal and buff pavers.

An exterior Bin Store Detail is provided on drawing No. 14.113.021. Elsewhere in the submission the Green Roofs & Walls Feasibility Study states that the bin store will be clad in green walls.

- Construction and planting details of the green walls should be specified together with the associated management and maintenance specification.

Condition 5: Landscaping

Garden House Design drawing No. GHD2058 Rev C, Soft Landscaping, provides

a planting plan for the site consisting of narrow strips of grass around the perimeters and generally low-growing groundcover shrubs and perennial plants. The grass strips will be impracticable to use or maintain. The overall effect will provide no spatial definition or privacy and contribute little to the visual amenity of the area.

- The proposed planting will barely register on this site. The planting blocks are too small and the selected plants too low.
- There is insufficient space to accommodate grass on this tight site. Grass will be of little/no benefit to residents and impracticable to maintain.
- Hedges (of a reasonable size on day one) should be specified for all boundaries. They should be grown to, and maintained at, a specified height which should provide some privacy/screening for the residents at ground floor level.
- Further vertical interest should be provided by tree planting at strategic points - for example where the key specifies 'soft landscaping'.

A brief soft Landscape Specification (incorporating plant schedules) has been prepared by Garden House Design.

- This will need to be amended to reflect the revised planting proposals.

A Landscape Management Plan, by Garden House Design, supports the scheme.

- This will need to be amended to suit the revised planting proposals.
- Specifically details about hedge height and maintenance should be specified.
- The plan refers to a two year defects period in which time dead, or failed plants, will be replaced. This may be appropriate if it refers to the initial planting contractor's responsibility. However, failed planting should be checked and replaced every year thereafter (possibly by a management company). The replacement of failed plants should be specified to include all future management of this development.

A report by SRE titled Green Roofs & Walls Feasibility has been submitted. This confirms that an intensive green roof garden will be provided for residents and a green wall provided for the bin store.

- This feasibility study was (presumably) used to inform the development prior to approval of the 2013/3144 - the time when a feasibility study is needed.
- The previously approved master plan included an intensive green roof. However, no further details have been provided.

Recommendation

All of the above bullet points need to be addressed, designed and specified by a landscape architect.

The previously approved drawings by Farrer Huxley (landscape architects), including L-101-Rev P1, L-102 Rev P1 and L-301 Rev P1 indicated a much higher quality scheme, which had been the subject of pre-application discussions. The current submission does not reflect the landscape character or quality of the previous consent and is, therefore, unacceptable.

Comments on revised details:

Thanks for this. The plan is now acceptable. As discussed, I am delighted (but surprised) to see street tree planting shown on the plan. This was requested by me at the time of the original proposal but I was under the impression that it had not been funded.

You have pointed out that the street tree planting is specifically referred to in the planning approval.

It would be much easier if the Council's Tree Officer (John Bartlett) could arrange for the planting to ensure that the tree pit is adequately specified and appropriate tree selection made. Failing this, this Council will require further details regarding the tree pits, a larger size of tree at the time of planting and specifications from the developer.

Should discuss with S106 Officer best way forward.

CONSERVATION OFFICER:

No comments.

EPU:

I have no adverse comments to make as the matters are not relevant to EPU.

SUSTAINABILITY OFFICER:

Initial comments:

Condition 10 asks for design stage certificates - these do not appear to be submitted.

Condition 16 asks for an energy assessment - this does not appear to have been submitted.

Happy with the Green Roofs - although the information on PVs not working with Green Roofs is wrong.

Further comment on Energy Report:

No objections

OFFICER REPORT

The finished floor level would be similar to the level of the adjoining pavement and the Landscape Officer confirms that the levels are acceptable (condition 3).

As regards external materials (condition 4), the housing that surrounds the site mainly has a painted brick and render finishes which does not provide a particularly attractive or consistent appearance to the area. This scheme would provide a good palette of quality materials, including Hanson Ecstock red bricks - 50:50 mixed "Oakthorpe Red" Multi Stock and "Autumn Glow"; charcoal grey, pewter grey and terracotta coloured renders; perforated aluminium balustrading - powder coated mineral grey, aluminium rainwater goods - dark grey and dark grey uPVC windows. These would compliment the more modern, stand alone design of this block.

As regards condition 5, revised details have been submitted which the Tree Officer advises are now satisfactory and more in line with the quality landscaping scheme envisaged with the original application. The Sustainability Officer also confirms that he is satisfied (with the exception of a living wall to a side of the bin store) that no living walls or roofs can be provided. As regards the tree planting on the highway being covered within the S106 Agreement, an informative highlighting this out has been attached.

As regards Condition 6, the officer's report on the original application stated:

"The Highway Engineer does raise concern regarding the access arrangements for cyclists which should not involve use of the vehicular ramp. In order to facilitate suitable access for cyclists, doors at the ground floor and the basement leading to/from the cycle store should automatically open and close and the lift should be redesigned to accommodate cycles. This has been controlled by condition."

Drw. No. 14.113.020 shows all electronic opening doors on the ground and basement floors providing clear access from the street to the basement cycle store and the lift would have internal dimensions of approx. 1.9m deep x 1.1m wide, and an opening 900mm wide allowing access by cycles, thus avoiding use of the ramp. The Highway Engineer has confirmed verbally that no objections are raised.

As regards condition 10 (CSH Design Stage Certificate), the relevant certificates have now been submitted.

As regards condition 15 (Details of energy plant and fuel), the Council's EPU do not raise any objection.

The Sustainability Officer also has no objections with the submitted Energy & Sustainability Statement (condition 16).

The relevant consultees are satisfied with the proposals.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

- 1** You are advised that the tree planting on the public highway and any details in connection therewith would need to form part of the S106 Agreement.

Contact Officer: Richard Phillips

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