

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. Corporate Director of Planning, Environment and Community 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 & Enforcement Services**

Address ARGYLE HOUSE JOEL STREET NORTHWOOD

Development: Part second floor change of use from Class B1 (offices) to Class D1 (non-residential institution for education.)

LBH Ref Nos: **500/APP/2010/110**

Drawing Nos: M211_111.S3
GUG/2006/606/PL 05/A

Date Plans received : 27/01/2010 **Date(s) of Amendment(s):** 22/01/2010

Date Application Valid: 27/01/2010

1. SUMMARY

Planning permission is sought for the change of use of part of the 2nd floor of Argyle House, amounting to 558.84 sq. metres, from the existing office use to Class D1(c) Education. No objections are raised to the principle of the proposed use, as the site is within a minor town centre which is a sustainable location.

It is not considered that the proposal would result in adverse impacts on the amenity of surrounding occupiers or adjacent office users and the parking and traffic generation are considered acceptable.

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 NONSC Non Standard Condition

The premises shall be used for Class B1 (Business) or Class {Class D1(c)} Education and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) (as amended).

REASON

In order to ensure that adequate parking is provided, in accordance with Policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC Non Standard Condition

The proposed development hereby approved shall not be commenced until details of a car parking management scheme to ensure that the development secures a minimum of 7 spaces (including one space for people with disabilities) for the proposed use has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved arrangements have been implemented and thereafter permanently retained so long as the development exists.

REASON

To ensure that adequate on site parking is provided, in accordance with Policies AM14 and AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Car Parking Standards.

4 NONSC Non Standard Condition

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for 20 bicycles have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

5 NONSC Non Standard Condition

No development shall take place until details of facilities to be provided for the covered, appropriately sign posted, secure and screened storage of refuse and recyclables at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

6 NONSC Non Standard Condition

The proposed change of use shall not exceed 559 square metres of floor space and shall be carried out in strict accordance with the plans hereby approved.

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 A20 Access to Buildings for People with Disabilities

Development shall not commence until details of access to the proposed educational establishment, entrances (to include entrances, ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved by the Local Planning Authority. The facilities should comply with BS 5810: 1979 (Design Note 18 in the case of educational buildings) and be approved prior to the occupation of the development.

REASON

To ensure that people with disabilities have adequate access to the development, in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies 3A.10, 3A.14 and 4B.5.

INFORMATIVES

1 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be implemented precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

2 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

3 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

4 I34 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.

· Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.

· Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

5 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).

6 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 (February 2008) and national guidance.

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
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.
BE26	Town centres - design, layout and landscaping of new buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area

OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children

7 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms part of a larger 5,210m² site, the latter comprising an irregular rectangular plot with an eastern frontage to Joel Street of 86 metres and two accesses to Colchester Road each some 6 metres wide.

The larger site includes a 2,800m² area which was the original Argyle House development site. Argyle House is a 4,809m² four storey commercial building, comprising 804m² of retail, professional and restaurant floor space on the ground floor with 3849m² of office floor space on levels 1 to 3 above, with ancillary storage and plant. The ground floor comprises 7 units with a mixture of retail and commercial uses, 1 restaurant and 1 office.

There are 95 off-street car parking spaces to the rear of the building, including a 2,410m² car park area, which is secured via a 99 year lease from the London Borough of Hillingdon.

The site is located within the Northwood Hills Town Centre. The land adjoins 2 storey semi-detached dwellings along its western and southern boundaries and the Northwood Hills Hotel to the north.

The site is located some 150 metres to the west of the Northwood Hills Railway Station. The site has a Public Transport Accessibility level (PTAL) of 2, within a possible range of 1 to 6.

This application relates to part of the 2nd floor of Argyle House, located towards the central and northern end, amounting to 558.84 square metres.

3.2 Proposed Scheme

Planning permission is sought for a change of use of 558.84 sq. metres of the existing Class B1 office use at the central and northern portion of the second floor of Argyle House to Class D1(c) Education.

3.3 Relevant Planning History Comment on Planning History

An application was submitted in June 2004 (planning ref: 500/APP/2004/1557) for a change of use of the existing commercial building and the erection of a new upper floor to provide a mixed use comprising 51 residential units (class C3), with retail (class A1), financial and professional offices (class A2), restaurant/cafe (class A3) and leisure (class

D2) on the ground floor with associated parking and amenity space. This application was withdrawn from the 26th June 2004 Committee agenda by the applicant following a recommendation for refusal.

Planning permission (ref: 500/APP/2005/1575) for a mixed-use development comprising of gym/leisure facility use (D2), ancillary retail space (A1) and restaurant use (A3) on the ground floor and 51 residential units on the upper floors, including a partial fourth floor and roof top garden, was refused on 25/8/2005. The application was refused for the following reasons:

- Additional details are required to demonstrate that an adequate acoustic environment can be achieved for the proposed flats;
- a proposed bridge link will overlook an adjacent rear garden;
- no information has been provided to support the loss of public car parking and the implications on the surrounding residential streets;
- transport safety issues; and
- Section 106 obligations have not been secured to mitigate impacts on schools, health, affordable housing, and safe pedestrian access across Joel Street.

The most recent planning application submitted in relation to the existing rear car park was in 1995 when approval was granted for the installation of upgraded lighting columns (ref 10271A/95/100). Part of the car park was previously a pay and display public car park used by commuters and shoppers. It was leased to Argyle House in 1997.

Planning permission was refused on 8/4/2008 for the erection of an upper floor to provide banqueting facilities and a restaurant, on the grounds of inadequate parking, traffic generation and impact on visual amenity. (Ref: 500/APP/2008/40.)

A revised scheme for a restaurant and banqueting facilities (Ref: 500/APP/2009/194) was submitted on 30/1/2009. The application was deferred by the North Committee on 30/4/2009 for further information relating to traffic, parking and impact on longer views to the rear of the site. This application is still to be determined.

A number of minor applications for changes of use from the existing office use, to Class D1, D2 and A1 have been approved for various parts of the building. The most relevant of these to the current application is application ref:500/APP/2009/1398 approved on 7 October 2009 for part change of use of 557 sq. m of the second floor from B1 (Office) to D1 (Non Residential Institutions). Condition 3 of this permission states:

The premises shall be used for medical or health services {Class D1(a)} and/or non residential education {Class D1(c)} and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) (as amended).

Part of this approved Class D1 floor space, amounting to some 330 sq. is included in the current application for the same Class D1 use.

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

72 adjoining households and businesses and the Northwood Hills Residents Association were notified. No responses have been received.

HIGHWAY ENGINEER

The highways aspect of this application is identical to the previously approved application ref. 500/APP/2009/1398. Consequently the number of car parking and cycle parking spaces to be 7 and 20 respectively as previously required should be applied. Grampian style conditions should be applied to cover the car parking and cycle parking provision.

No objection is raised on the highways aspect of the proposals, subject to the above conditions being applied.

WASTE MANAGER

The plans show that waste storage area has been allocated as part of the development. The waste arising from the institution would require a collection contract with the Council or a private contractor.

The collectors should not have to cart the bulked bins more than 10 metres from the point of storage to the collection vehicle. The collection vehicle would have to access the courtyard area to meet this requirement, which means the structure would have to withstand the load of a 26 tonne, 3 axle refuse collection vehicle.

6. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
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BE13	New development must harmonise with the existing street scene.
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BE21	Siting, bulk and proximity of new buildings/extensions.
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BE26	Town centres - design, layout and landscaping of new buildings
BE38	Retention of topographical and landscape features and provision of new

	planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children

In addition:

7. MAIN PLANNING ISSUES

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

Policies BE20, BE21 and BE24 seek to ensure that new development protects the amenities of existing dwellings in terms of sunlight outlook and privacy.

Given that there would be no changes to the external envelope of the existing building, the proposal would not result in additional loss of daylight and sunlight to adjoining residential properties. As such it is considered to be consistent with Policy BE20 of the UDP saved policies September 2007.

Similarly, there would be no loss of residential amenity by reason of being over dominant. As such the proposal is considered to be consistent with Policy BE20 of the UDP saved policies September 2007.

There are no changes to the existing fenestration. As such, the proposal would not result in loss of privacy or overlooking issues. In this regard the development is considered to comply with Policy BE24 of the UDP saved policies September 2007.

Policy OE3 seeks to ensure that uses which have the potential to cause noise be permitted only where the impact is appropriately mitigated. In terms of the impact on the amenities of the occupiers of neighbouring residential properties, this is considered to be negligible given the distance of the nearest residential property is over 60 metres away.

In terms of the structural sound transmission from the proposed development through the floor ceiling and walls to the surrounding office accommodation, this has not been specifically addressed by the application. However, office use is not considered to be a particularly noise sensitive use and it is considered that this issue could be addressed by relevant Building Control Regulations.

Therefore, in terms of the potential acoustic impact of the proposal on surrounding uses, it is considered that the proposal would be consistent with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.2 Impact on Street Scene

Policies BE13 and BE19, seek to ensure that new development will harmonise with the existing street scene and will not result in a significant loss of residential amenity. Policy BE38 seeks to retain and utilise landscape features of merit and provide new planting where appropriate. More specifically, in respect of town centres, Policy BE26 seeks to ensure that the design, layout and landscaping of new buildings reflects their role, overall scale and character as a focus of shopping and employment activity.

No changes are proposed to the external fabric of the existing building. As such there would be no impact on the street scene as a result of the development.

7.3 Traffic Impact / Pedestrian Safety

Policies AM2 and AM7 are concerned with traffic generation, and access to public transport. The two existing crossovers along Joel Street will be used to access the site. In addition, there are redundant Colchester Road cross overs. The existing lower level car park operates as a one-way system, with vehicles entering the site from the northern access and exiting from the southern access.

In terms of trip generation, the Highway Engineer considers that the traffic impact of the proposal would be insignificant on the surrounding road network.

It is therefore considered that traffic associated with the development can be adequately accommodated on the adjoining highway network and would be unlikely to be prejudicial to the free flow of traffic and conditions of general highway safety, in accordance with the aims of Policies AM2 and AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.4 Carparking & Layout

Policies AM9, AM14 and AM15 are concerned with on-site parking.

There are no Council parking standards for Class D1(c) educational uses. Similarly, there are no specific standards for higher/further education/adult training centres in the London Plan. Proposals should be assessed on an individual basis using a transport assessment and travel plan. However, it is considered that the scale of the development does not warrant a transport assessment or travel plan in this case.

Further guidance is provided in PPG13, which sets out a maximum car parking standard for further education establishments of 1 space per 2 staff plus 1 space per 15 students (calculated using the total number of students, not just those that are full time). However, the threshold from which this standard should apply is 2,500 sq. metres and is therefore not directly applicable in this case.

The maximum Council parking standards for the office space to be lost by the change of use would equate to 5.5 spaces, at 1 space per 100sq. metres. The Highway Engineer recommends that at least 7 spaces are specifically reserved for the proposed use (including one space for people with a disability), in order that parking demands can be adequately addressed.

In terms of the existing on site parking provision, it is likely that the car park would be in use by existing occupants of Argyle House during normal office hours on weekdays. Although an accurate estimate of the available spaces in the car park has not been provided, it is acknowledged that 95 spaces is already a gross over provision of on-site parking for the existing office use (at 1 space per 50sq. m). Therefore parking spaces for the educational use could easily be accommodated within the existing on site parking provision, even if Argyle House were to be fully occupied. This assessment takes into account the 18 car parking spaces identified for the various Class D1 and D2 uses which have recently been approved for various parts Argle House.

Council standards for cycle parking for education uses vary depending on the type of educational establishment proposed. As a guide, for adult training centres the ratio is 1 space per 25 sq. m. or 1 space per 2 students for higher and further education establishments. No information has been provided by the applicant as to the potential number of staff/students that could be provided. However, based on the size of the

development, it is considered that a secure cycle provision of 20 spaces would be sufficient in this case. These could be provided on the site and could be secured by condition.

It is therefore considered that subject to conditions to ensure compliance, on site parking for the scheme is sufficient to address the demands of the proposed development, in accordance with the aims of Policies AM9, AM14 and AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.5 Urban Design, Access and Security Considerations

In terms of facilities for people with disabilities, the proposal will utilise the existing access arrangements including lifts servicing the established office use.

7.6 Other Issues

PRINCIPLE OF THE PROPOSED USE

The site is within a minor town centre and outside the primary and secondary shopping areas. It is considered that there are two key policy issues which would need to be addressed. The first relates to the loss of the Class B1 office use and the second is the suitability of the proposed education use.

Loss of the B1 Class Office Use

At the strategic level, the London Plan seeks to increase the level of office stock to meet the future needs of business. According to the GLA's London Annual Office Review 2006, Hillingdon has been identified as requiring a further 250,838sq.m of office space between 2006 and 2026. However, there are no specific policies protecting office floor space in Northwood Hills, and it is not considered that the re-use of the 558sq.m of office floor space would harm the overall office strategic objective, due to new sites currently coming forward. It is also noted that some 330sq. m of floor space subject to this application already has planning permission for medical or health services {Class D1(a) and/or non residential education {Class D1(c)}.

Suitability of the Proposed Education Use

Policy R10 establishes the principal for education uses, subject to other policies in the plan.

PPS4 (Planning for Sustainable Economic Growth states that the role of shops and services should be considered when assessing applications which affect local centres.

It is considered that an education facility would contribute to skills development, a view which is supported both in the London Plan Policy 3B.11 (Improving employment opportunities for Londoners and A prosperous borough: Hillingdon's strategy for a sustainable economy 2005-15).

Furthermore, the proposal would also result in the more efficient use of land, consistent with Government policy and the London Plan. No objection is therefore raised to the principle of the development for the purpose of non residential educational facilities on this site.

8. Reference Documents

The London Plan
Supplementary Planning Document Accessible Hillingdon

Supplementary Planning Guidance Air Quality
Supplementary Planning Guidance Noise
Supplementary Planning Guidance Community Safety by Design
Supplementary Planning Guidance Planning Obligations
PPS 1 (Planning Policy Statement)
PPS4 Planning for Sustainable Economic Growth
PPG 13 (Planning Policy Guidance) Transport

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