

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, Sport and Green Spaces**

Address HILLINGDON PRIMARY SCHOOL UXBRIDGE ROAD HILLINGDON

Development: Non-material amendment to planning permission ref: 5814/APP/2013/89 dated 18/03/13 (Part demolition of existing school and provision of a new two storey classroom block; relocation of car park, landscaping; and ancillary development) to make minor alterations to the fenestration.

LBH Ref Nos: **5814/APP/2014/2090**

Drawing Nos: 8232-100-A-DRW 13024 PL2-203E (West Elevation)

Date Plans received : 22/05/2014

Date(s) of Amendment(s):

Date Application Valid: 22/05/2014

1. DETAILS

Hillingdon Primary School occupies an approximately 0.84 hectare irregularly shaped plot, forming a rough 'T' shape, located on the south west side of Uxbridge Road in Hillingdon. It accommodates a predominantly two-storey, brick built main school building with pitched roof, which has been significantly extended in the past with single-storey extensions to both its north and south elevations; single-storey buildings accommodating reception, nursery and classrooms; playgrounds and ancillary facilities. Vehicular access is via Uxbridge Road and car parking is located at the east of the site. A two-storey detached residential property and gardens, used as the caretaker's house, is located at the west of the site in addition to a small school nature trail.

The site is bounded to the north and south west by residential properties; to the south east by Nicholls Avenue, beyond which are residential properties; and to the north east by commercial properties located on the corner of Uxbridge Road and Nicholls Avenue and by Uxbridge Road, a four lane wide busy main road, beyond which are a mix of commercial and residential properties. The Entire school site falls within the developed area as designated in the Hillingdon Local Plan.

Planning permission (ref: 5814/APP/2013/89) was granted for the part demolition of the existing school and the provision of a new two-storey classroom block; relocation of the car park; landscaping; and ancillary development, on 18/03/13.

This application seeks a non-material amendment to the approved scheme to swap the location of two windows and two louvres at first floor level in the building's west elevation.

It is understood that the change has already been carried out and is required following contractor error. Despite this, the alteration is considered to be minor and it is not considered that it has any detrimental impact on the overall character and appearance of the school site or surrounding area.

In conclusion, in view of the limited resulting visual impact of the alterations on the wider school site and surrounding area, it is recommended that they are approved as non-material minor amendments to planning permission ref: 5814/APP/2013/89 dated 18/03/13.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

1

You are advised that the non material amendment hereby approved should be read in conjunction with the original planning permission and does not mitigate the need to abide by all the planning conditions attached to that consent (5814/APP/2013/89).

3. **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.

OE1 Protection of the character and amenities of surrounding properties and the local area

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