

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 BELMONT HOUSE (FORMERLY SENATOR COURT) BELMONT ROAD
UXBRIDGE

Development: Application for a non-material amendment to planning permission Appeal
Ref: APP/R5510/A/13/2199431 dated 26/03/2014 to allow for amendments to
the landscaping along Belmont Road (Part demolition, part extension and
refurbishment of existing building to provide 13,150sq.m GIA of office
accommodation (Use Class B1(a)); 516sq.m GIA to be used interchangeably
for Class A1, A2, A3, and B1(a); basement car park; plant areas and
associated works)

LBH Ref Nos: **68385/APP/2016/100**

Drawing Nos: F 10001 Rev. P1
D 14000 Rev. P2

Date Plans received : 08/02/2016

Date(s) of Amendment(s):

Date Application Valid: 08/02/2016

1. DETAILS

The application seeks permission for a non-material amendment to planning permission Appeal Ref: APP/R5510/A/13/2199431 dated 26/03/2014 to allow for amendments to the landscaping along Belmont Road (Part demolition, part extension and refurbishment of existing building to provide 13,150sq.m GIA of office accommodation (Use Class B1(a)); 516sq.m GIA to be used interchangeably for Class A1, A2, A3, and B1(a); basement car park; plant areas and associated works).

Following the appeal decision application reference 68385/APP/2015/1494 was approved for Landscaping alterations for improvements to the garden.

The current submitted drawing TP Bennett drawing No. D14000 Rev P2 is based on an old drawing which does not accurately indicate the landscape details that were subsequently approved for the site frontage under application reference 68385/APP/2015/1494. For example much discussion has taken place concerning the condition of the street tree labelled 'TREE RETAINED'. This tree is dead and due to be removed and replaced.

The Council's Landscape officer has advised that a 'structural' tree pit (with increased volume of soil under the footway) is to be constructed to support a replacement tree - as noted in Barton Wilmore's drawing No. RG-L-04, submitted in support of application ref. 68385/APP/2015/1218, which was granted permission subject to conditions which included the following:

No development shall take place until a scheme showing details of a hard and/or soft landscape scheme to include 3 replacement trees along the Belmont Road frontage (unless it can be demonstrated to the reasonable satisfaction of the LPA that tree planting is not feasible in this location) shall be submitted to and approved in writing by the LPA. In the event that the replacement trees cannot feasibly be provided within the application site, the applicant shall agree an alternative scheme locating these trees elsewhere on Belmont Road or on other land owned by the Local Highway Authority, such scheme to be secured by way of a s278 agreement. The approved scheme shall be implemented prior to the occupation of the development, or within the first planting

season.

In order to satisfy the landscape condition, full hard details (tree pit design and construction) and soft details planting plans with supporting documents are required.

The proposed amendments to the landscaping involving the loss of the tree planting which was originally considered necessary by the Inspector, given the nature of the subsequent planning history which include a number of conditions, along with the submitted plans not accurately reflecting the most recently approved plans under application references 68385/APP/2015/1494 and 68385/APP/2015/1218, are considered to be material in nature.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed plan reference D 14000 Rev P2 conflicts with subsequent planning permissions at this application site. In order to satisfy the landscape condition in respect of planning permission 68385/APP/2015/1218, full hard details (tree pit design and construction) and soft details planting plans with supporting documents are required to be considered. The removal of the tree planting as proposed is not considered to be non-material in nature and would be in conflict with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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
PT1.HE1	(2012) Heritage
PT1.EM4	(2012) Open Space and Informal Recreation

Part 2 Policies:

BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL26	Protection and enhancement of trees, woodland and landscape features

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