



VIRTUAL North Planning Committee

Date: THURSDAY, 28 JANUARY 2021

Time: 6.00 PM

Location: VIRTUAL MEETING

Watch Live Watch a live broadcast of this meeting on the Council's YouTube channel: [Hillingdon London](https://www.youtube.com/HillingdonLondon)

Important Meeting Advice: Following UK Government advice to avoid all but essential travel and to practice social distancing, the usual physical public speaking rights at Planning Committee will be suspended temporarily during the coronavirus pandemic. Instead, written representations will be considered as part of Hillingdon's established Petitions Scheme.

To Councillors on the Committee

Councillor Henry Higgins (Chairman)

Councillor John Morgan (Vice-Chairman)

Councillor Jas Dhot

Councillor Becky Haggar

Councillor Allan Kauffman

Councillor Carol Melvin BSc (Hons)

Councillor John Oswell (Opposition Lead)

Councillor Jagjit Singh

Councillor David Yarrow

Published: Wednesday, 20 January 2021

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Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meetings dated 9 December 2020 and 14 January 2021 1 - 6
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. The name of the local ward area is also given in addition to the address of the premises or land concerned.

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	25 Dene Road, Northwood – 46479/APP/2020/3055	Northwood	Replacement of existing buildings with a 2.5 storey building comprising 5 x 3-bed and 3 x 2-bed self contained flats, parking, landscaping works and widening of vehicular crossover to front Recommendation: Approval	7 - 32 120-138
7	33 Gatehill Road, Northwood – 22910/APP/2020/2870	Northwood Hills	Part two storey, part single storey front/side/rear extension to existing chalet, and conversion of roofspace to habitable use to include retention of 1 x existing front dormer and 1 x existing side dormer, plus 1 x proposed rear dormer and 1 x proposed rear rooflight. Recommendation: Refusal	33 – 44 139-154

8	28B Kingsend, Ruislip – 73975/APP/2020/3392	West Ruislip	Addition of a first floor to provide 2 x 3-bed self-contained flats with associated parking and amenity space. Recommendation: Refusal	45 – 62 155-164
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Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	St Johns School, Potter Street Hill, Northwood – 10795/ADV/2020/64	Northwood Hills	Installation of 1 x wall mounted LED Logo sign. Recommendation: Approval	63 – 68 165-169
10	Kingdom Hall of Jehovah's Witnesses, Oakdale Avenue, Northwood – 11385/APP/2020/2982	Northwood Hills	Conversion of part of the ground floor of an existing place of worship to form 2 x studio flats and alterations to fenestration Recommendation: Approval	69 – 82 170-177
11	Section 106 Quarterly Monitoring Report			83 – 94

PART II - Members Only

That the reports in Part 2 of this agenda be declared not for publication because they involve the disclosure of information in accordance with Section 100(A) and Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that they contain exempt information and that the public interest in withholding the information outweighs the public interest in disclosing it.

12	ENFORCEMENT REPORT	95-102
13	ENFORCEMENT REPORT	103-110
14	ENFORCEMENT REPORT	111-118

PART I - Plans for North Planning Committee

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Agenda Item 3

Minutes



NORTH Planning Committee

9 December 2020

Meeting held at VIRTUAL - Live on the Council's YouTube channel: Hillingdon London

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Henry Higgins (Vice-Chairman), Jas Dhot, Becky Haggar, Allan Kauffman, Carol Melvin, John Morgan, John Oswell (Opposition Lead) and Jagjit Singh</p> <p>LBH Officers Present: Neil Fraser (Democratic Services Officer), James Rodger (Head of Planning, Transportation and Regeneration), Glen Egan (Office Managing Partner - Legal Services), Alan Tilly (Transport Planning and Development Manager) and James Wells (Planning Team Leader)</p>
103.	<p>APOLOGIES FOR ABSENCE <i>(Agenda Item 1)</i></p> <p>None.</p>
104.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING <i>(Agenda Item 2)</i></p> <p>None.</p>
105.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING <i>(Agenda Item 3)</i></p> <p>RESOLVED: That the minutes of the meeting held on 18 November 2020 be approved as a correct record.</p>
106.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT <i>(Agenda Item 4)</i></p> <p>It was confirmed that application 27224/APP/2020/2978 (Agenda Item 7) had been withdrawn by the applicant prior to the meeting.</p>
107.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE <i>(Agenda Item 5)</i></p> <p>It was confirmed that items 1-6 would be considered in public, and item 8 would be considered in private.</p>
108.	<p>THE WATERTOWER FIELD, DUCKS HILL FARM, DUCKS HILL ROAD, NORTHWOOD - 60901/APP/2020/2979 <i>(Agenda Item 6)</i></p>

Officers introduced the report and highlighted the addendum, which confirmed that following publication, the applicant had submitted an amended application which removed the originally proposed office and toilet. The existing access was to be retained, and the site layout amended so that the proposed bays would be sited to the north of the existing building. In addition, the Planning Statement had been amended regarding traffic and trees, with a scheme in Enfield suggested as a similar scheme that had been approved. Opinions from the applicant's agent regarding development within the Green Belt were also included.

Addressing these points, officers confirmed that, with regard to traffic, the Planning Statement stated that 'the maximum amount of two-way vehicle trips possible per day would be 90'. However, no Transport Assessment had been submitted. The scheme in the London Borough of Enfield was not considered to be a similar proposal for various reasons, including that it was sited amongst existing farm buildings rather than being detached from them. No alternative site analysis had been submitted to support the agent's contention that the proposed development was not possible anywhere else other than a Green Belt location.

Although the removal of the proposed office and toilet reduced the impact of the proposed development, the installation of 3 storage bays and the addition of a fence and gate would have an industrial appearance and still cause substantial harm to the visual amenity and openness of the Green Belt.

As it was considered that the Council's concerns had not been fully addressed, the application was recommended for refusal for the reasons set out in the report (as amended in the addendum).

A written submission was read to the Committee on behalf of petitioners objecting to the application, key points of which included:

- The application was harmful to the Green Belt and did not demonstrate 'very special circumstances' to set aside the presumption against such development, and was contrary to Hillingdon Policies DME1 4 and DME 7.
- It was proposed that the site would become a storage and distribution facility for the raw material biomass, not production. This storage use was very different to agricultural use.
- The proposed use of the agricultural land would be visually intrusive.
- The traffic generated by the site would have an adverse impact on local roads and road users. Traffic generation as a result of the proposal had not been adequately considered.
- The previous application for placing 36 shipping storage containers on the site, with significantly less suggested traffic movement, was refused for similar reasons to those suggested by petitioners for the current application.

A written submission was read to the Committee on behalf of the applicant, key points of which included:

- Following publication of the officer's report, the application had been amended to remove the issues regarding traffic and trees. This also removed the office and toilet block, which were not necessary for the development to function, and made the development less industrial.

- The new site layout kept the existing access and opened the site up, allowing for greater manoeuvrability within the site, removed confusion over the accesses, and set back the concrete bays so they were no longer visible from Ducks Hill Road.
- Regarding the very special circumstances test to overcome harm to the Green Belt, this was met for four reasons:
 - The development was a renewable energy project and could export enough material to biomass plants around London per year to power the equivalent of 19,500 households. A similar development to that submitted had been approved by Enfield Borough Council at Holly Hill Farm within the Green Belt.
 - The development could not be sited elsewhere, as such a development would not be economically possible at a commercial site within the Borough due to high land values and expenses.
 - A large amount of the material would come from trees on land owned by Hillingdon. Red Squirrel Tree Surgery, who currently hold Hillingdon Council's contract to manage the trees in the Borough, had agreed to send all the material produced under their contract, enabling it and the Borough to reduce their carbon footprint instead of sending it for composting.
 - The fourth reason was farm diversification and land use; the use of the land for the proposed development was not very different from what it was currently being used for, and would integrate well with existing operations.
- The development would benefit the farm, as well as the local environment and businesses, and would significantly contribute to renewable energy targets.

Members supported the officer's recommendation to refuse, as it was considered that the proposed development constituted an inappropriate use of the Green Belt. The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.*

**Cllr Higgins was present but did not vote, as he joined the meeting partway through the item.*

RESOLVED: That the application be refused.

109.	55 NORTHWOOD WAY, NORTHWOOD - 27224/APP/2020/2978 (Agenda Item 7)
	The item was withdrawn prior to the meeting.
110.	ENFORCEMENT REPORT (Agenda Item 8)

RESOLVED:

1. That the enforcement action, as recommended in the officer's report, was agreed; and,
2. That the Committee resolved to release their decision and the reasons for it outlined in the report, into the public domain, solely for the purposes of it issuing the formal breach of condition notice to the individual concerned.

This item is declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and **paragraphs 1, 2 and 7** of Part 1 of

Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains **information relating to any individual, information likely to reveal the identity of an individual and information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime** and that the public interest in withholding the information outweighs the public interest in disclosing it.

The meeting, which commenced at 6.00 pm, closed at 6.20 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on Telephone 01895 250636 or email (recommended): democratic@hillingdon.gov.uk. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.

Minutes

NORTH PLANNING COMMITTEE

14 January 2021



VIRTUAL

	Committee Members Present: Councillors Henry Higgins, John Morgan, Jas Dhot, Becky Haggard, Allan Kauffman, Carol Melvin, John Osnell (Opposition Lead), Jagjit Singh and David Yarrow
111.	ELECTION OF CHAIRMAN <i>(Agenda Item 1)</i> RESOLVED: That Councillor Higgins be elected as Chairman of the North Planning Committee for the remainder of the 2020/2021 municipal year.
112.	ELECTION OF VICE CHAIRMAN <i>(Agenda Item 2)</i> RESOLVED: That Councillor Morgan be elected as Vice Chairman of the North Planning Committee for the remainder of the 2020/2021 municipal year.
	The meeting, which commenced at 8.03 pm, closed at 8.13 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on 01895 250636 or email democratic@hillingdon.gov.uk. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Agenda Item 6

Report of the Head of Planning, Transportation and Regeneration

Address 25 DENE ROAD NORTHWOOD

Development: Replacement of existing buildings with a 2.5 storey building comprising 5 x 3-bed and 3 x 2-bed self contained flats, parking, landscaping works and widening of vehicular crossover to front

LBH Ref Nos: 46479/APP/2020/3055

Drawing Nos:	19-J2751-200 C
	19-J2751-200.1 C
	19-J2751-201 C
	19-J2751-202 B
	19-J2751-207 C
	Arboricultural Impact Assessment
	Surface Water Management Report
	P754-001 B
	Revised Montage View 1(1)
	19-J2751-LP01
	Revised Main View
	19-J2751-211 Rev.A
	19-J2751-205 Rev.A
	19-J2751-210 Rev.A
	19-J2751-206.1 Rev.A
	19-J2751-206 Rev.A
	19-J2751-208 Rev.A
	19-J2751-208.1 Rev.A
	19-J2751-209 Rev.A
	JG01
	Design and Access Statement
	Daylight and Sunlight Amenity Study
	Planning Statement Sept 202C
	Schedule of Accommodation
	Townscape Visual Impact Assessment
	Heritage Statement Sept 202C
	19-J2751-213 Rev.A
	19-2751-203 C
	19-J2751-207.1 B
	19-2751-204 C

Date Plans Received: 25/09/2020

Date(s) of Amendment(s):

19/10/2020

Date Application Valid: 09/10/2020

09/10/2020

25/09/2020

1. SUMMARY

The application relates to the demolition of the existing dwellinghouse and erection of a three-storey building with habitable basement to consist of 3 x 2-bedroom flats and 5 x 3 bedroom flats with associated amenity space and parking.

The proposed development would respect the character and appearance of the street scene and the neighbouring area and would provide appropriate living accommodation for

future occupiers. The proposal would not adversely impact on the amenity of neighbouring occupiers and would provide appropriate levels of parking and amenity space.

It is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 19-2751-202 B; 9-2751-203 C; 19-2751-204 C; 19-J2751-206.1 A; 19-J2751-208.1 A and 19-J2751-207.1 B, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2016).

3 RES7 Materials (Submission)

No superstructure works shall take place until details of all materials and external surfaces, 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.

Such details must include a sample panel of the proposed brickwork.

Such details should also include information relating to make, product/type, colour and photographs/images of the following matters:

Roof tiles and hung tiles, stonework, timber detailing, fascia/soffits, bargeboards, and rainwater goods, external windows and doors, railings and glass enclosures to the balconies and details of the conservation roof lights (including installation flush to the building line).

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4 RES13 Obscure Glazing

The side elevation windows facing Tormead and 25a Dene Road shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policies DMHB 11 and DMHD 1-2 of the Hillingdon Local Plan Part 2 (2020).

5 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990

6 RES9 Landscaping (car parking & refuse/cycle storage)

No superstructure works 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
- 2.b Cycle Storage (8 cycles)
- 2.c Means of enclosure/boundary treatments, including the provision of a 'no-dig' retaining wall to the edge of the front driveway
- 2.d Car Parking Layouts (including demonstration that 20% of all parking spaces are served by electrical charging points)
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

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

4. Schedule for Implementation

5. Other

- 5.a Existing and proposed functional services above and below ground
- 5.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 and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy 5.17 (refuse storage) of the London Plan (2015).

7 RES22 Parking Allocation

The residential units hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the life-time of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy DMT 6 of the Hillingdon Local Plan Part Two 2 (2020) and Chapter 6 of the London Plan (July 2011).

8 NONSC Access

Prior to any superstructure works, details of step free access via the principal private entrance shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

REASON:

To ensure that an appropriate standard of housing stock, in accordance with the 2016 London Plan policy 3.8(c) and policy D7 of the 2019 (Intend to Publish) London Plan, is achieved and maintained. The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

9 NONSC Non Standard Condition

Prior to any superstructure works, the details of a scheme for the provision of sustainable water management shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall clearly demonstrate how it manages water in the most sustainable ways and is in compliance with the strategy set out in the Flo Consult UK Ltd Basement Impact Assessment and Surface Water Management Report, project no. 656 dated October 2020 rev A, showing that a suitable sustainable scheme can be provided onsite, which sets out the site will:

- Achieve a minimum volume of storage of 57.60m³

- Provided through the following SuDs elements: permeable surfacing cellular crates and Flow control device.
- Be managed in accordance with Maintenance Plan Section 17 of the Flo Report.

Further details need to be provided on certain elements within the drainage design. Any changes to the strategy should be justified and evaluated and the final proposals must be integrated with provision of green infrastructure, air quality and urban greening requirements to justify the most sustainable final solution is provided. Additional information should be provided on:

- Achieve a greenfield run off rate from the site of 2.140 ha. site of to 0.5 l/s for the 1 in 1-year storm event; 1.5 l/s for the 1 in 30-year storm event, and 2.0 l/s for the 1 in 100-year storm event including 40% rainfall intensity increase.
- Achieving more sustainable methods to control water
- Confirmation of Thames Water approval to discharge to a Foul Sewer.
- Rainwater harvesting
- Methods to minimise the use of potable water through:
 - i. incorporating water saving measures and equipment.
 - ii. Collecting water for use and recycling.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to:

Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012);
 Policy 5.12 Flood Risk Management of the London Plan (March 2016) and is to be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016) and
 to conserve water supplies in accordance with Policy 5.15 Water Use and Supplies of the London Plan (March 2016);
 the National Planning Policy Framework (February 2019); and Planning Practice Guidance (Flood Risk and Coastal Change, March 2014).

10 LB6 Inspection of the building prior to demolition

Prior to the commencement of the development, a Level 1 photographic record of the existing building and site, shall be submitted to and approved in writing by the Local Planning Authority. The level 1 record shall be produced following guidance set out in Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice (May 2016) document. Copies of the record shall also be deposited to the Borough's local archive and the Greater London Historic Environment Record.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy DMHB 1 of the Hillingdon Local Plan Part 2 (2020).

11 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local

Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The approved measures shall be implemented before the development is occupied and thereafter retained.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3

12 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

13 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

INFORMATIVES

1 I47A Damage to Verge - For Private Roads:

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

2 I73 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability

perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

3 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

- A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
- B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
- C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.
- D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a large sized plot, located on the southern side of Dene Road. It comprises a modest detached dwelling dating to the 1970's. It has been built in a style in keeping with the surrounding area, with notable Arts and Crafts features. The front elevation is defined by a projecting gable end with mock Tudor timber detailing at first floor. The rest of the building is finished with hung tiles at first floor and exposed red brick at ground floor, which positively contribute to the traditional subservient character of the property. The scale of the existing dwelling and built form comfortably sits within the site, appropriate to the suburban character of Northwood.

The existing building is well set back from the main road with mature soft landscaping that screens the building from the streetscene. The existing property is set in from the boundaries, with the wide gaps between the neighbouring properties which contributes to a sense of openness which is a prevailing character of the area. The application site benefits from a large enclosed rear garden, which slopes away from the rear of the property.

The street scene is residential in character and appearance comprising primarily large detached properties of varying design. The application site lies within the Dene Road Area of Special Local Character as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by TPO 781 and has a PTAL score of 2.

3.2 Proposed Scheme

This application seeks planning consent for the demolition of the existing two storey detached dwelling and the erection of a three storey building with habitable basement to provide 3 x 2 bed flats and 5 x 3 bed flats with associated amenity space and parking.

3.3 Relevant Planning History

46479/PRC/2019/230 25 Dene Road Northwood

Erection of part two storey, part three storey building, with habitable roof space to provide 8 x 2 bedroom self-contained flats with associated vehicle parking, access, amenity space and landscaping (works involve the demolition of the existing dwelling and double garage)

Decision: 21-02-2020 OBJ

46479/PRC/2020/130 25 Dene Road Northwood

Redevelopment of the site to provide a 3-storey development incorporating 8 x 2 bedroom flats with associated amenity space, car parking and associated works

Decision: 19-08-2020 OBJ

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan - Consolidated With Alterations (2016)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this

Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2020)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October 2019.

The Mayor considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required.

On 9th December 2020, the Mayor wrote to the Secretary of State to advise of his intention to formally approve a new draft London Plan, which included his best understanding of the modifications required. The Secretary of State responded on 10th December 2020 requesting that the draft London Plan was re-submitted with more specific amendments to address the 11 previous Directions and 2 additional Directions. On 21st December 2020, the Mayor formally approved a new London Plan, the 'Publication London Plan'. This has been submitted to the Secretary of State. The Secretary of State has 6 weeks to respond or can request a further extension of time. The Mayor can only publish the Plan after the Secretary of State has given approval.

More limited weight should be attached to parts of draft London Plan policies where the Secretary of State has directed specific amendments. Greater weight may be attached to policies that are not subject to the specific amendments from the Secretary of State.

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMH 1 Safeguarding Existing Housing

DMH 2 Housing Mix

DMH 4 Residential Conversions and Redevelopment

DMHB 1 Heritage Assets

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18	Private Outdoor Amenity Space
DMHB 5	Areas of Special Local Character
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 6.13	(2016) Parking
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

16 neighbours and the Dene Road Residents Association were consulted for a period of 21 days expiring on the 3 November 2020. 17 responses were received raising the following issues:

- Out of keeping with other properties in the road
- Significantly larger and more bulky than the property it is to replace by 3-4 times in terms of footprint and more on floorspace
- Increased traffic movements on a quiet road with no pavement, detrimental to highway safety and leading to increased noise and pollution
- Damage to private road
- Unacceptable development
- Overdevelopment
- Loss of vegetation and greenery detrimental to the environment and amenity
- Purely money grabbing
- Strain on existing service, especially water supply and drainage (foul and water), which are beyond breaking point
- Totally out of proportion and too large for the plot
- Insufficient parking
- Whilst the neighbouring building is a multi-dwelling building, this is a converted period manor, as is the only other multi dwelling in this private part of Dene Road
- Loss of light and privacy to the properties to the rear, which are set at a lower land level
- This proposal should be viewed in the context of the separate application to redevelop no. 5 and 6 Firs Walk. Together these proposals represent gross over development of a relatively small piece of land
- Width in relation to the plot not replicated by any other plot in the road
- Not in line with the existing building line
- Not in keeping with the area of special local character
- Affects the setting of the neighbouring property, a locally listed building

- As a private road I cannot imagine we would consent for the heavy construction vehicles to use the road for this development, if consent is granted then a condition to force the developer to repair the damage at his own cost should be included
- Loss of the existing property, which is in good repair is unnecessary
- Disruption due to construction works
- Overbearing
- Contempt for the neighbours human rights
- Shame high consulting did not make a site visit instead of trawling through internet newspaper records for the past 60/70 years for 27 Dene Road. These have no relevance to today and not for no. 25. They would have seen the variety and size of family houses along Dene Road
- Side windows would need to have frost glass
- Excavation for the basement could cause instability for the whole area. Mine maps should be consulted
- Property market forecast to fall off a cliff and most high street banks have stopped lending on flats. Gavacan Homes Ltd has a floating charge over all assets by HSBC. It would call this in if Gavacan Homes went bankrupt and this would call long delays
- No. 6 Firs Walk would have a block building right on its front border making it unsaleable
- Not in compliance with adopted policy
- Proposal advises that parking has been increased to meet the standard, however the character of the area is made of up properties that exceed the minimum so the proposal is out of character
- This application should be considered in context with the previously refused schemes (currently under appeal) at 5 & 6 Firs Walk, which includes the loss of part of the garden for 25 Dene Road
- Impact on biodiversity and wildlife
- The location of the bin store downhill from the entrance will be a constant problem for rubbish removal. It is difficult to see anyone wanting to volunteer to push rubbish containers up such a steep incline. Council trucks would need to back the 11.7m into the site (contrary to the DAS). The width of Dene Road is not sufficient to allow this without mounting and damaging the grass and gardens opposite. Proposed gateway not wide enough
- Carbon footprint, with 14 extra cars, 7 additional central heating boilers, 15 extra WC's etc
- Loss of view
- Set a dangerous precedent of overdevelopment
- The proposal is too close to Tormead and larger, providing more flats
- Fails to assess daylight/sunlight impact in line with BRE guidelines
- Loss of surface drainage area
- Loss of trees

A petition against the proposal has also been submitted.

Officer response: Access or repair over a private road is a civil matter to be agreed between the interested parties. Disruption during construction is considered transitory in nature and is not sufficient reason to refuse a proposal in its own right. There is no right to a view within planning. Each application is assessed on its own merits.

Northwood Residents Association - The NRA object to the proposal for the following reasons:

DMHB 5: Dene Road is an ASLC and as such Policy states the character of the road should be respected. This proposed new build block of flats does not reflect the character of the ASLC and would then set a precedent.

DMHB 5 A): Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

The proposed development fails to harmonise with the other properties in the ASLC almost all of

which are detached family houses. Those of the size of the proposed development are well-spaced out from the adjoining properties and not like the proposed development. The intensification of the site to create 8 flats in a building that is bulky and constructed so close to both side boundaries cannot be considered to be respecting the character of the road which is comprised of generously sized detached family accommodation.

The pre-app advice described in the Planning Statement suggests relatively little has been done to adhere to the Planning Officer's comments. For instance, moving the rear building line by 2m is relatively minimal given the bulk still proposed. Increasing the gap between the proposed building and 25a Dene Road by 1m is relatively minimal and provides a gap out of character with the remainder of the road where gaps are far wider for the larger houses such as that proposed. So, again, the property is out of character with the ASLC.

The proposed parking has been 'increased' to, as they say, 'meet the minimum standards,' yet the character of the area is made up of properties that well exceed the minimum so the proposal is out of character with the surrounding properties.

As parking is only at the minimum standard the proposed development would most likely cause parking in the private road which has no pavement. There is reference elsewhere in the Statement to meeting minimum standards, but in an area where the norm well exceeds the minimum, so again showing the proposal is out of character for the ASLC.

In addition: It is not stated that all side windows will be obscured and non-openable below 1.8m of the floor finish as required by Policy. There is an adverse impact on adjoining properties as the site slopes down towards Foxdell and Firs Walk and will adversely impact the outlook of those properties.

The property is next door to Tormead, a Locally Listed Building, and the bulk and closeness to the boundary will have an adverse impact on that property.

DMH 4: The Statement refers to the 10% flat conversion principle (the Statement says DMH3 incorrectly), but this is an ASLC. It should be noted that the applicant is the same as for 5 & 6 Firs Walk where they are also trying to significantly increase the density of that site, which has a boundary to 25 Dene Road.

Internal Consultees

Trees/Landscaping - This site is occupied by a substantial two-storey detached house with a detached garage situated within a spacious plot on the south side of Dene Road. This residential area is characterised by its verdant character and attractive tree cover to which this plot contributes. The evergreen Holm oak adjacent to the driveway in the front garden is protected by TPO 781 (T1 on the schedule). COMMENT This application submission follows pre-application ref. PRC/2020/130. The current submission includes a tree report by ArbolEuro Consulting, updated in October 2020. The report covers all of the detailed assessments set out in BS5837:2012. T6 a birch and part of H1 a hedge will be removed to enable the development, to which there is no objection. The report provides an Arboricultural Implications Assessment and concludes that there will be a 12.5% incursion into the root protection area (RPA) of T2 the protected Holm oak on the front boundary. This is due to the widening of the site entrance and the proposed alignment of the widened driveway. The report specifies the mitigation measures (including air-spading the soil around the tree) and a method statement intended to safeguard the protected tree, however, it is not evident that the proposed layout has taken the recommendations into account. The tree report recommends (6.4.2) that a 'no-dig' driveway edge should be used, without the construction of a brick wall, however, section A-A1 on drawing No. 209 indicates the need for a low retaining wall to support the soil around the base of the tree and other vegetation which sits on an elevated level. (The pre-application submission included a cgi of the driveway of the unacceptable low brick wall). The use of pinned railway sleepers (recommended in the current tree report) may not be practicable due to the tight

radius of the driveway edge. A more flexible retaining structure is likely to be required to accommodate the horizontal and vertical alignment of the driveway. This detail will be critical to the safeguarding of the protected holm oak. At 6.6 the Arboricultural Method Statement confirms that site supervision and monitoring of the tree protection measures will be provided. The submission includes a landscape concept plan, by Benjamin Beth, which conveys the intention to provide an attractive and high quality landscape setting for the new building with a communal garden for the future occupants of the flats. RECOMMENDATION No objection subject to a pre-commencement Demolition and Construction Method Statement (incorporating the tree protection details) and landscape conditions RES9 (parts 1,2,4,5 and 6) and RES10. A bespoke clause will be required for condition 9 (part 2, hard landscape) requesting a detailed specification of the 'no-dig' retaining wall along the edge of the driveway, in accordance with the arboricultural recommendations.

Access Officer - No accessibility issues subject to a condition for a step free access via the principle private entrance.

Highways - The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

Conservation and Urban Design - No 25 is a modest dwelling dating from the mid 20th century. It has been built in a style in keeping with the surrounding area, with notable features combining from Arts and crafts and Tudorbethan revival style. The scale of the existing dwelling and built form comfortably sits within the site, appropriate to the suburban character of Northwood.

The existing building is amply set back from the main road, allowing for mature vegetation to screen the building from the street scene. The green verdant character of the site positively contributes to the street scene and any loss of vegetation or alteration of the front boundary would result in significant harm to the street scene. There are notable wide gaps between the neighbouring sites which contribute to the areas sense of openness.

Whilst no. 25 does not relate to the original development of Dene Road, its quiet appearance and domestic character of the site remain in keeping with the character and appearance of the ASLC and street scene. As existing it is a subservient, sensitively positioned building former part of the wider setting of Tormead.

The existing site is a spacious sized plot which had originally been associated to Tormead (no. 27) located to the west of the site. Tormead is an early 20th century dwelling built in the grand neo-English Baroque style. It is one of the few surviving examples of large houses situated on a spacious plot along Dene Road. Originally the site has also included Firs Walk to the south. Whilst the building has been subdivided into multiple residential units the character of the building has been retained. Furthermore due to the scale of the original dwelling the conversion was to a great degree contained within the original built envelope. It is formally recognised as a Local Listed Building (non-designated heritage asset).

The Dene Road, Area of Special Local Character is considered to be a non-designated heritage asset and relates to the original development of Northwood from a rural hamlet to suburban town. Originally the Dene Road area was developed as large residential dwelling houses set on spacious open plots, development influenced by the railway line into London. Each property was uniquely designed in a traditional manner, boosting good architectural quality in their appearance. Many of the original buildings, notably Tormead and Sunshine House, invoked a sense of grandeur. The street scene has a pleasant verdant appearance, with mature vegetation defining front boundary treatments. Whilst the original layout of the area has been diminished by 20th century infill developments notably reducing the size of the plots, the quality, character and appearance can still

be appreciated. The generous nature of many plots, verdant appearance and lane-like quality of Dene Road contributes to a semi-rural aesthetic of what is a suburban environment. The quality of the existing building neutrally contributes to the ASLC.

The demolition and loss of the existing single residential dwelling would be disappointing, the original principles of the Northwood area was predominantly large individual properties within spacious plots. The intensified use of the site would deviate from such principles resulting in some harm to the historic significance of the ASLC.

The established sense of place and general local distinctiveness should always be respected when considering progress. The cumulative number of modern re-developments within the area and the intensified use of the respective plots contribute to the wider erosion of the area's original character, pattern of historic development and typology of buildings. In many instances the architectural quality of the new buildings are sub-standard, with poor use of materials and general loss of a sense of openness.

When compared to the existing dwelling, the footprint, bulk, scale and massing of the proposed development would significantly increase. Built form would occupy a greater proportion of the reduced site area and dramatically intensify its use.

The Design and Access Statement indicates that the height of the development would be 500mm taller than the existing. However scaled drawings of the existing dwelling have not been submitted as part of this application for comparison therefore the statement is all we have to go by. A 500mm increase in height is likely to be admissible in this instance; it is unlikely to significantly increase the presence or dominance of the building along the street scene. The proposed height would appear subservient to Tormead and its respective setting.

It is recognised the proposed scheme is general, is a reduction to the previously proposed pre-application submission. Nevertheless, the overall proposed footprint and deeper plan form than the existing dwelling would exacerbate the bulky nature of the proposed building. It is however appreciated that the proposed massing of the built elements and deep cat-slide roof form to the rear would reduce as much bulk as possible and prevent a boxy appearance. The step-down of the built elements along the side elevations would create a commendable sense of hierarchy to the building allowing it to sensitively taper out to the side rather than sheer flan ends to the structure.

The mass of the roof form would add to the bulk of the proposed structure, resulting in the inclusion of a flat roof element. The variation in the roof line and detailed design of the roof form would assist in breaking up the bulk of the roof.

The combination of the site's topography and existing mature front boundary would substantially obscure the development from the street scene. Therefore the retention of good quality vegetation and potential enhancement would be beneficial. The full scale of the development and positioning could only be comprehended from within the site and from the neighbouring sites to the side. The rear boundary of the site is highly exposed particularly above first floor providing direct views to and from no. 6 Firs Walk. It is understood the rear site boundary, is to be altered and new planting intended which would reduce views between the sites. However it is duly noted that vegetation can be removed or die back therefore is should not be relied upon as a permanent solution to obscure inappropriate development.

The proposed development would be positioned no further forward than the existing front building line, however as the building is much larger in footprint it would result in the built form encroaching closer to the side boundaries. The gap between the side boundaries with Tormead and the proposed built form would increase to 4.9m. This positive increase would enhance the sense of openness between the buildings and setting of the locally listed building. However the width of the building

would increase to the east reducing the sizeable existing gap. This would result in a negative impact on the ASLC. Due to the elevated nature of Dene Road, the upper floors of the proposed building would be particularly evidence from the street scene. In this instance it would result in some, moderate harm to the ASLC. Whilst the loss of the existing gap is regrettable, it is recognised that a 3.8m gap is proposed between the built form and side boundary. This would maintain a good space between the neighbouring built form and its associated private garden.

The proposed building is deeper than the existing however the rear projection would be well within the 45 degree sight lines of the neighbouring properties either side, setting a good design approach and maintaining the sense of openness.

It is noted that a large redevelopment scheme was proposed to the south of the site, including sectioning part of the rear garden of no. 25. There would be concerns in relation to the proposed reduced plot size and the proposed development occupying a substantial portion of the remaining site area. It would to some degree compromise the spacious quality of the existing plot area.

The proposal has been designed in a strong Arts and Crafts revival-style building style. It would reflect design detail from the early 20th century including, prominent gable ends to the front, exposed rafter feet along the eaves, notably chimney stacks at roof level and the use of tile hung detailing, subtle half timbering and natural material tones. The detailed design would break up the elevations and also add interest to the side elevations which are usually plain. However the built form would be symmetrical and whilst the detailing to the front aims to create a perceived asymmetry to the elevation, it would be entirely lost to the rear. The rear elevation would somewhat deviate from the quality of the Arts and Crafts style.

Notwithstanding the reservations in relation to the rear elevation, overall the design of the proposal would be considered a reasonable approach. The original development of the area and many properties within are defined by historic architectural revival styles. The proposed development has the potential to enhance the appearance of the site and its contribution made to the ASLC. However this could only be achieved if the building is constructed and finished to a high standard. This includes the use of high quality materials, good finishes and well-skilled contractors to achieve the proposed design intent. The loss of existing building would need to be carefully demolished and wherever possible the existing materials salvaged and re-used.

As noted earlier the mass of the roof form would significantly contribute to the bulk of the proposed structure and the inclusion of flat roof elements. It is duly noted that a fully hipped roof form for the proposed depth would unacceptably increase the height of the building. Flat roof areas are far from ideal and tend to negatively contribute to the bulky appearance of built forms. The proposed roof design includes a dummy pitched roof form, sinking the flat area of roof behind. This would allow for a traditional ridge detail providing the perceived appearance of a fully hipped roof form.

The proposed development would result in moderate impact on the character and appearance of the ASLC. If approved conditions recommended.

Flood and Water Management

No objection based on the information provided. It is noted that the proposed drainage strategy connects to the foul sewer in the south of the site. The applicant has reviewed the drainage hierarchy and excluded alternative, more preferable options. Approval to connect to the foul sewer will need to be sought from Thames Water by the applicant.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a spacious plot, which is considered to be a brownfield site.

DMH 1 of Local Plan: Part Two - Development Management Policies (2020) advises that the net loss of existing self contained housing will be resisted unless housing is replaced with at least equivalent residential floorspace.

DMH 2 requires the provision of a mix of housing unit of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

DMH 4 advises that residential conversions and redevelopment of dwellings into new blocks of flats will only be permitted where it is on a residential street where the proposal would not result in more than 10% of the properties being redeveloped into flats.

Dene Road is characterised by large detached dwellings of which only one other has been converted to multiple units. The redevelopment of this site would be significantly less than 10% of the properties within the road.

Given the residential character of the area adjacent to the plot, there is no policy objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Policy DMHB 11 advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

Policy DMHB 12 re-emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved. The proposal is an over development of the site that would result in a cramped form of development.

Policy DMHB 5 advises that within Areas of Special Local Character, new development should respect the character of the area and its original layout. Alterations should respect

the established scale, building lines, height, design and materials of the area. Extensions should be subservient to and respect the architectural style of the original buildings.

The site lies within the Dene Road Area of Special Local Character, a non designated heritage asset. It comprises large residential dwelling houses set on spacious open plots. Each property was uniquely designed in a traditional manner, boasting good architectural quality in their appearance. Many of the original buildings, notably Tormead and Sunshine House, invoked a sense of grandeur. The street scene has a pleasant verdant appearance, with mature vegetation defining front boundary treatments. Whilst the original layout of the area has been diminished by 20th century infill developments notably reducing the size of the plots, the quality, character and appearance can still be appreciated. The generous nature of many plots verdant appearance and lane-like quality of Dene Road contributes to a semi-rural aesthetic of what is a suburban environment. The existing dwelling measures approximately 18.25m in width and 9.5m in depth set beneath a hipped roof of 9.55m in height. To the side is an additional single storey wooden outbuilding of 4.15m in width, 8.36m in depth and 3.6m in height. To the front of the dwelling is a detached garage of 5.35m in width and 6.25m in depth, set beneath a hipped roof of approximately 4.2m in height. The quality of the existing building neutrally contributes to the ASLC.

The proposed building measures a maximum of 26.25m in width, 17.8 m in depth, set beneath a hipped roof of 10.05m in height. It comprises a staggered floor plan to all elevations, with two front gable features either side of the main entrance, a smaller central gable feature to each side and a deep cat-slide roof form to the rear which reduces as much bulk as possible and prevents a boxy appearance. The step-down of the built elements along the side elevations would create a commendable sense of hierarchy to the building allowing it to sensitively taper out to the side rather than sheer flat ends to the structure. Whilst noting the overall scale and bulk of the proposal, the Conservation Officer has advised that subject to the use of high quality materials and good finishes the proposal has the potential to enhance the appearance of the site and its contribution to the ASLC and wider Northwood Area.

Whilst the proposed building would be significantly wider than the existing, it would maintain a set back of a minimum of 3.2m and 4.3m from the shared boundaries with nos, 25 and 27 respectively, in excess of the policy requirements of 1m.

Therefore given the scale and design of the building, it is considered that the proposal would not be harmful to the character and appearance of the streetscene and the wider Area of Special Local Character. As such the proposal complies with Policies DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

As detailed under the assessment on the impact on the Area of Special Local Character.

7.08 Impact on neighbours

Policy DMHB 11 of the Local Plan: Part Two (2020) notes development should not have an adversely impact the amenity, daylight and sunlight of adjacent properties and open space

The proposed building maintains a similar front building line to the existing dwelling and

would be set back from the front building line of both adjacent properties. To the rear the building will extend approximately 4.7m beyond the rear no. 25a, set back 5.9m from that property. To the other side it would project approximately 11.78m to the rear of no. 27 set back approximately 16.73m. Although the proposal would exceed normal policy guidance given the degree of separation and that the plans indicate the proposal would not compromise a 45 degree line of sight from the neighbouring properties, it is not considered that the proposal would significantly impact on the amenity of the neighbouring occupiers by virtue of visual amenity, overbearing or loss of light.

The principle windows serving the proposed units would face front and rear. The side windows would serve non habitable rooms or as secondary windows and could be conditioned to be obscure glazed and non opening below 1.8m. To the rear of the site no. 6 Firs Walk is set back by approximately 30m.

The layout shows that the nearest house would be sufficiently remote from adjoining properties with a separation distance in excess of 21m between habitable rooms and would not compromise a 45 degree line of sight from the nearest habitable windows.

As such the proposal would comply with Policy DMHB 11 of the Local Plan: Part Two (2020).

7.09 Living conditions for future occupiers

The provision of good quality housing is a key aspect of the London Plan and Local Plan housing policies. Policy 3.5 of the London Plan (2016) requires the design of new housing developments to consider elements that enable the home to become a comfortable place of retreat.

Policy DMHB 16 of the Local Plan: Part Two (2020) requires all housing development to have adequate provision of internal space in order to provide an appropriate living environment.

The standards require a 2 bed, 4 person flat to have a minimum floor area of 70sqm and for a 3 bed, 5 person flat the requirement is 86sqm. The submitted floor plans indicate the proposal would comply with policy requirements. With all the flats exceeding minimum floor space requirements.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light and therefore comply with Policy 3.5 of the London Plan (2016).

There is a basement flat which faces a terrace area, in officers opinion the depth of the terrace area means it would provide an acceptable outlook and receive an acceptable level of daylight/sunlight. The applicant has also submitted a detailed daylight and sunlight report. The results confirm that all of the rooms analysed will receive daylighting levels above the BRE guideline levels.

Policy DMHB 18 advises that all new residential development will be required to provide good quality and useable private outdoor amenity space. In assessing the quality of all amenity space in development proposals, consideration will be given to the shape and position and whether the layout has regard to matters such as daylight and sunlight. Table 5.3 identifies a requirement of 25sqm for each 2 bed property and 30sqm for a 3 bed property, giving a total requirement of 225sqm. The proposal is set in a large plot and would provide approximately 750sqm, which is in excess of this requirement. Policy DMHB 16 also requires that any ground floor flat should have a defensible space of not less than 3m

in depth in front of any habitable window. The proposal identifies a terrace area to the rear of unit 8 in compliance with policy requirements.

7.10 **Traffic impact, car/cycle parking, pedestrian safety**

Vehicular Trip Generation

Local Plan: Part 2 Policies DMT 1 and DMT 2 require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

The proposal would produce a marginal increase in traffic generation from the site as compared to the existing single dwelling unit however peak period traffic movement into and out of the site would not be expected to rise beyond 2-3 vehicle movements during the morning and evening hours. Hence this uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

Vehicular Access and Internal Arrangements

The Highways Officer has advised that in highway impact terms there is no 'in principle' objection in principle to the revised access and internal roadway dimension and layout which broadly conform to best practice design standards (DfT (Manual for Streets (MfS) circa 2007) for new development road and parking layouts) as there is adequate turning space to allow for passenger vehicles using the site to enter and leave the plot in a forward gear which is recommended practice on safety grounds.

In addition satisfactory highway visibility splays at the revised access point should be delivered by ensuring that there is unobstructed visibility for a height of 0.6m for a distance of at least 1-2 m on both sides of the new opening at the back of footway.

Parking Provision

Local Plan: Part 2 Policy DMT 6 requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

The Council's maximum standard requires between 1-1.5 spaces to be provided on-site for each of the flatted units up to a scale of 2 bedrooms with 2 spaces per unit for the larger 3 bedroom components. This would total a requirement of 13 to 14 spaces. 13 spaces (including 2 disabled compliant) are proposed at surface level hence the standard is met (albeit at the lower end of the range). The allocation of spaces would benefit from a parking allocation plan secured by way of condition in order to secure adequate provision for each unit.

Electric Vehicle Charging Points (EVCP's)

In line with the emerging London Plan, within the final parking quantum there is a requirement for a minimum of 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions. In this case, 3 'active' and 10 'passive' spaces should therefore be provided. The applicant has confirmed this aspect which is welcomed.

Cycling Provision

There should be a provision of at least 1 secure and accessible space for each of the 2 bedroom flatted units with 2 spaces for the 3 bedroom provisions (totalling 13 spaces) in order to conform to the adopted minimum borough cycle parking standard. 16 spaces are proposed to the rear of the site located within a secure and accessible compound which is

considered acceptable.

7.11 Urban design, access and security

As previously discussed.

7.12 Disabled access

The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

7.13 Provision of affordable & special needs housing

Not relevant to this proposal.

7.14 Trees, Landscaping and Ecology

Policy DMHB 14 of the Local Plan: Part Two (2020) notes all developments will be expected to retain or enhance the existing landscape, trees, biodiversity and natural features of merit. Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees.

The site lies within the area covered by Tree Preservation Order No. 781. The current submission includes a tree report by ArbolEuro Consulting. The report covers all the detailed assessment set out in BS5837:2012. The Tree/Landscape Officer has advised that they have no objection subject to the provision of pre commencement Demolition and Construction Method Statement incorporating tree protection details and landscape conditions including detailed specification of a bespoke no-gig retaining wall along the edge of the driveway.

7.15 Sustainable waste management

Not applicable to this proposal.

7.16 Renewable energy / Sustainability

Not applicable to this proposal.

7.17 Flooding or Drainage Issues

Although the site itself is not in a flood plain or critical drainage area a basement is proposed. The applicant was advised prior to the application being submitted that the Council will need to be satisfied that the proposals will address impact of the new basement to the surrounding areas, and to ensure that the surface water from the development is managed so that the risk of flooding to the site and neighbouring land / properties is not increased.

A 100 page Basement Impact assessment and surface water drainage report forms part of the planning submission. The report has been prepared to the requirements of LBH Policy DMHD 3 of the Local Plan: Part 2 (2020), which advises that the Council will require an assessment of the schemes impact on drainage, flooding, groundwater conditions and structural stability.

The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Developers will be required to demonstrate by methodologies appropriate to the site that proposals will avoid adversely affecting drainage and run off and cumulative impacts upon structural stability.

The report concludes that:

- no aquifers are below the development site;
- there is low ground water level at the development site with no / negligible risk of groundwater flooding
- the site has a low risk of flooding from all other known sources including fluvial, pluvial,

artificial sources etc.

- There are no below ground streams or watercourses near the new basement
- There are no structures or roads within 5m of the new basement

Therefore, based on the data set out in the report and the assessment made, it is deemed that the basement will be suitable with no impact on land within or outside the development boundary.

With regard to impacts on neighbouring dwellings the report concludes that the basement should not adversely impact on the structural stability of neighbouring property subject to the recommended construction/mitigation, which is described as: Mitigation Measures:

'Construction methods to allow for suitable support of excavation sides. Monitoring of adjacent ground and structures for instability to be carried out during the construction period.'

The Council's flood and water management officer has been consulted and raises no concerns regarding the basement aspect of the proposals.

In conclusion the proposals are considered to comply with the requirements of Policy DMHD 3 of the Local Plan: Part 2 (2020),

7.18 Noise or Air Quality Issues

Not applicable to this proposal.

7.19 Comments on Public Consultations

7.20 Planning Obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for additional floorspace for residential developments is £95 per square metre and office developments of £35 per square metre. This is in addition to the Mayoral CIL charge of £35 per sq metre.

The existing floor area as advised in the CIL application form is 277.9sqm. The total proposed floor area as measured from the submitted plans is 1188.44sqm. This would be an increase of 910.54sqm. This would equate to:

Hillingdon CIL £86,501.30

Mayoral CIL £31,868.90

Total = £118,307.20

7.21 Expediency of enforcement action

Not applicable to this proposal.

7.22 Other Issues

Refuse Bin Store Provision

Refuse collection will continue via the roadway (Dene Road). In order to conform to the Council's 'waste collection' maximum distance collection parameter of 10m i.e. distance from a refuse vehicle to the point of collection, arrangements should ensure that waste is positioned at a collection point within this set distance. In addition, refuse carrying distances from the new dwellings to the point of collection should not exceed the recommended standard of 30m. As depicted, the bin store appears to satisfy the above parameter hence there are no further observations.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the

development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

Although this is a substantial building, given the existing development on the site, the proposed design and the scale of the plot, it is considered on balance that it would respect the character and appearance of the wider street scene and would not be detrimental to the amenity of the neighbouring occupiers. The proposal would provide adequate living and amenity space and no objections have been raised by the Highways or Conservation Officers.

It is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).

Hillingdon Local Plan Part 2 (January 2020).

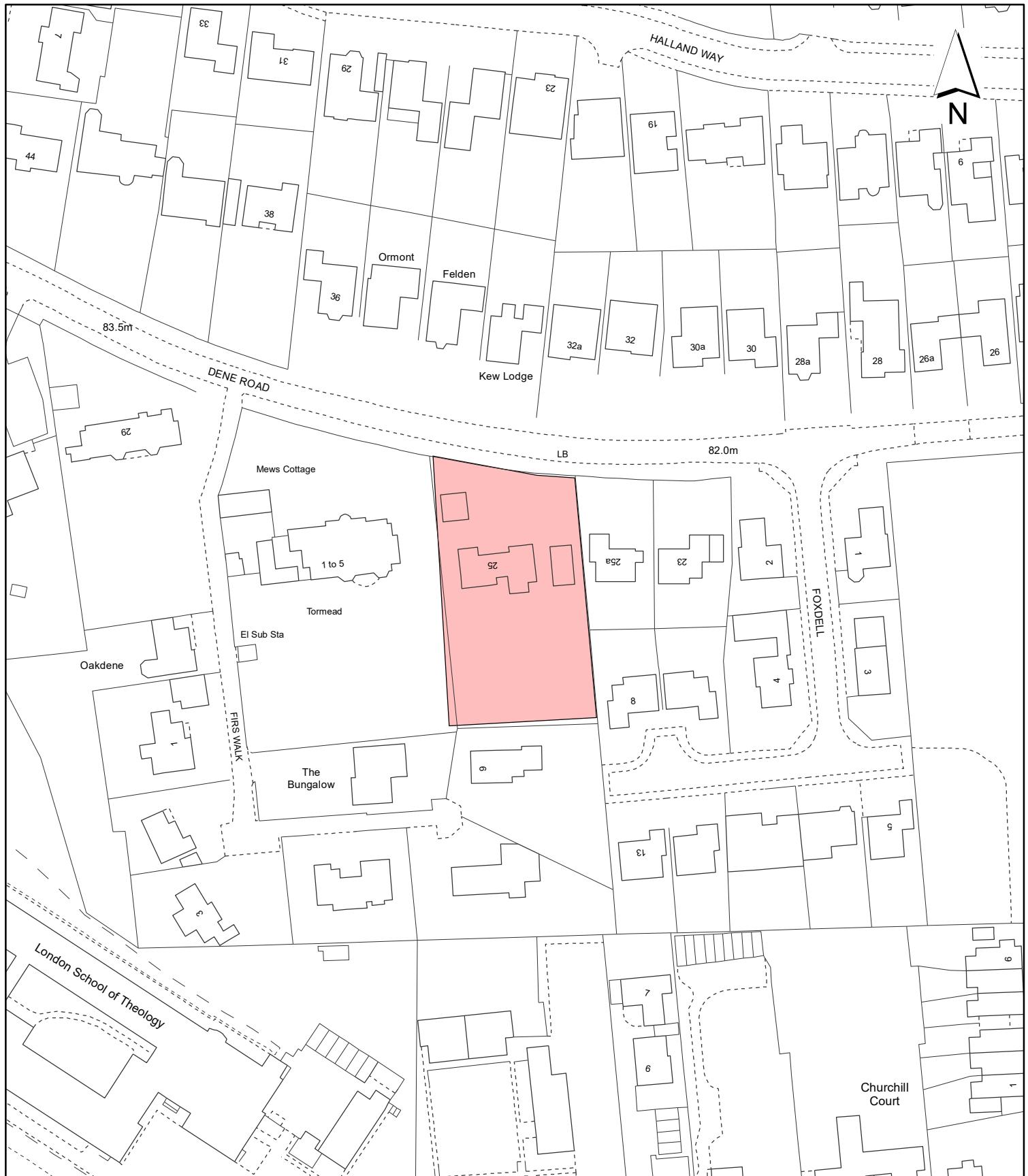
The London Plan (2016).

Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



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Report of the Head of Planning, Transportation and Regeneration

Address	33 GATEHILL ROAD NORTHWOOD
Development:	Part two storey, part single storey front/side/rear extension to existing chalet, and conversion of roofspace to habitable use to include retention of 1 x existing front dormer and 1 x existing side dormer, plus 1 x proposed rear dormer and 1 x proposed rear rooflight.
LBH Ref Nos:	22910/APP/2020/2870
Drawing Nos:	Location Plan Block Plan FNYxp SP 8.0 FNYx Pgfr 8.0 FNYx SaLes 8.0 FNYx SbLnw 8.0 FNYp Pff 8.0 FNYp PgF 8.0 FNYp Psf 8.0 FNYp Lw 8.0 FNYp SaLe 8.0 FNYp SbLn 8.0 FNYp ScLs 8.0 FNYp Pr 8.0 Design & access statement

Date Plans Received: 08/09/2020

Date(s) of Amendment(s):

Date Application Valid: 17/09/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey detached property situated on rising ground on the North West side of Gatehill Road. The street scene is residential in character and appearance comprising mainly large detached properties set in generous plots. The application site lies within the Gatehill Estate Area of Special Local Character (ASLC) and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The site lies within the area covered by Tree Preservation Order (TPO) 165.

1.2 Proposed Scheme

Part two storey, part single storey front/side/rear extension to existing chalet, and conversion of roofspace to habitable use to include retention of 1 x existing front dormer and 1 x existing side dormer, plus 1 x proposed rear dormer and 1 x proposed rear rooflight

1.3 Relevant Planning History

22910/A/97/0515 33 Gatehill Road Northwood
Erection of a double garage with roof storage space and to fell trees T71 and T72 on TPO 165

Decision Date: 01-09-1997 **Refused** **Appeal:** 31-MAR-98 Dismissed

22910/APP/2017/4620 33 Gatehill Road Northwood
Two storey side/rear extension, first floor side extension and raising and enlargement of roof to allow for conversion of roof space to habitable use.

Decision Date: 05-04-2018 **Refused** **Appeal:**
22910/PRC/2019/35 33 Gatehill Road Northwood
The enlargement of the existing dwellinghouse including enlargement of roof to allow for conversion of roofspace to habitable use.

Decision Date: 29-04-2020 **OBJ** **Appeal:**

Comment on Planning History
22910/APP/2017/4620 - Two storey side/rear extension, first floor side extension and raising and enlargement of roof to allow for conversion of roof space to habitable use (Refused).

22910/A/97/0515 -Erection of a double garage with roof storage space and to fell trees T71 and T72 on TPO 165 (Refused and dismissed on appeal)

2. **Advertisement and Site Notice**

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

Neighbours were notified on 19/09/2020. 5 objections were received together with a petition containing 37 valid signatures

In summary the objections were as follows -

- (1) Overlooking from rear dormer windows
- (2) Design out of keeping including bulk and dominance
- (3) Insufficient set back of side extensions
- (3) Inadequate parking for the size of dwelling
- (4) Front garden is reduced in size compared to neighbours
- (5) Loss of green frontage
- (6) Questions accuracy of application boundary

The petition raises similar issues.

Officers comments - The planning issues set out are considered below. The applicant has completed Certificate A stating that he controls the application site. The consequences of this not being the case would be an inability to complete the proposed development.

INTERNAL AND EXTERNAL CONSULTEES

Conservation and Urban Design - The Gatehill Farm Estate originates from the early 20th century development by Messrs Harry Neal Ltd on land formerly associated to Gatehill farm. The area continued to be developed after WWII into the 1960s and 1980s however the later properties whilst simpler in character, respected the style of earlier dwellings. Properties from the early 20th century are well-defined by their Arts and Crafts influence by the use of traditional external materials and finishes alongside mock half-timbering detailing, hung tiles, tall chimneys, gable ends, dormers and barge boards. Properties of a later date have an overarching garden suburb style. Archibald Soutar was the Architect commissioned to plan the estate which was influenced by his work on the Hampstead Garden Suburb in terms of layout and architectural style. Control over issues such as density, fencing, and maintenance of roads by means of covenants were adopted at that time ensuring the conservation and preservation of the estate and its interesting character. As existing the Gatehill Farm Estate has retained its original grain of development with detached dwellings set on spacious plots with vegetation such as hedges marking boundaries. The curving layout of the street and undulating topography positively contributes to the townscape.

The proposed development would result in large additions to all elevations of the building and spreading habitable accommodation across three floors. It would more than double the original footprint with very little of the original building retained. The extensions would wrap around the corners of the existing building. The side/front additions to the south-eastern corner would notably result in the built form encroaching closer to the road. The front extension would extend the existing gabled form further eastwards towards Gatehill Road. The design aims to replicate the existing appearance of the dwelling therefore a compromise could be made in this regard.

However, the proposed side addition along the southern elevation would introduce a squat crown roof form, which would harm the characteristic steeply sloping roof form along this elevation. The inclusion of the side dormer addition at this level and protruding roof light to the crown roof further detracts from its appearance. The south-eastern corner of the front elevation is visible within the street scene, particularly when viewed from Willow End, southwards. The detracting addition would be evident when viewed from the road. It would fail to respect the character, style and form of the original dwelling and therefore unacceptable in this instance. The original form of the building has already been entirely compromised along the northern elevation therefore it is recognised that there is scope for a further extension along this elevation. It is however disappointing the opportunity to improve the appearance of the existing crude extension along the northern aspect of the original building have not been considered. The side addition along the northern elevation and wrap around front extension to the north-eastern corner would not improve the appearance of the existing built form. The larger areas of flat roof are usually indicators of overly large additions, as would be the case in this instance. The original building was defined by simple forms and the design intent of the proposed development should aim to reinstate and enhance such a characteristic. The squat nature of the roof form over the northern addition, exacerbates the convoluted appearance of the proposed roof form. It strongly recommended the proposed extension along the northern aspect of the existing building for its full height is amended to reflect the character of the original building and create a better integrated built form and setting a good design precedent within the ASLC.

The rear addition along the west elevation of the building comprises two elements. The entirely glazed 'garden room' would introduce a modern structure to the building, the design of the addition as a lightweight structure would have a minimal impact on the character of the original building within the ASLC. The two and a half storey rear projecting gable would

add a considerable bulk to the building, elongating the built form westwards. The gable end would replicate the existing gable however it would be slightly wider. The double gable appearance along the west elevation of the building is far from ideal as it would copy a historic solution. Nevertheless, gables are a feature of the building. Whilst the proposed rear built form would be considered a substantial addition to the original dwelling, a compromise could be made in this regard. As noted above there are serious concerns in relation to the proposed roof form. The roof would appear complex, contrary to the simple and traditional nature of the original building and detracting from its character and style.

The areas of flat roof would also exacerbate the bulky appearance of the development. Crown roof elements are not an original or established characteristic feature of the ASLC or the original property, and to copy inappropriate design precedents within the area would be unacceptable. The crown roof elements would need to be omitted or substantially minimised to better relate to the form and character of the original property.

It is recognised that some elements of the proposed development aim to reflect the character and style of the original building. However, the design of the northern addition, roof form and extension to the south elevation would erode the chalet style qualities of the original property. As proposed, it would be considered unacceptable. Cumulatively the existing and proposed additions would fail to remain subservient to the original dwelling, contrary to Hillingdon's Local Plan: Part 2 (HLPP2) policy DMHB 5. It is clear that there is scope to extend the dwelling however it needs to better respect the original dwelling and ASLC.

The proposal would result in moderate harm to the character and appearance of the existing property and ASLC. Paragraph 197 of the National Planning Policy Framework would need to be considered in this instance.

Trees and Landscape - This site is occupied by a two-storey detached house, located in the north-west corner of a residential cul-de-sac on the Gatehill Farm Estate, an Area of Special Local Character. The house is situated on an elevated position above the road and there are restricted views into the site due, in part to the level change and, in part, to the dense vegetation. Five trees are protected by TPO 165. Three are located on the rear boundary; T71 cherry, T72 cherry and T73 sycamore. The other two protected trees are on the front boundary; T74 oak and T75 False acacia. COMMENT The site has been the subject of previous applications, most recently PRC/2019/35. A tree report by Trevor Heaps has identified and assessed 22 trees on, or close to, the site. There are 4 'A' grade trees on the site; T9, T13 and T14 - all of which are protected by TPO. These trees will be protected and retained. 11 trees are 'B' grade, of which T21 is a protected tree, which will be safeguarded and retained. The remaining trees are 'C' grade, of poorer condition / lower value in the landscape. 4 x 'C' grade trees, close to the existing property will be removed to facilitate the development. The report includes a tree constraints plan, an arboricultural method statement (AMS) and tree protection plan (TPP) details. It confirms that some gapping up / replacement planting will take place post-development. There is no objection to the tree report and strategy. Provided that the AMS and TPP are strictly adhered to, all of the existing trees of merit will be retained.

RECOMMENDATION No objection subject to landscape condition RES9 (parts 1,2 and 5) and RES10.

Cadent Gas - informatives only.

Critical Drainage Area - The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. In the event of an approval the applicant would be advised to minimise the water from the site entering the sewers. This would require :-

- Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, must be permeable or be collected and directed to a permeable area, or it would need an additional permission.
- A water butt should be incorporated
- No drainage to support the extension should be connected to any existing surface water network, other than as overflow.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 18	Private Outdoor Amenity Space
DMT 6	Vehicle Parking
DMHD 1	Alterations and Extensions to Residential Dwellings
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 4	NPPF-4 2018 - Decision-making

5. MAIN PLANNING ISSUES

PLANNING POLICIES & STANDARDS

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

- The Local Plan: Part 1 - Strategic Policies (2012)
- The Local Plan: Part 2 - Development Management Policies (2020)
- The Local Plan: Part 2 - Site Allocations and Designations (2020)
- The West London Waste Plan (2015)

The London Plan - Consolidated With Alterations (2016)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2020)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October 2019.

The Mayor considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required.

On 9th December 2020, the Mayor wrote to the Secretary of State to advise of his intention to formally approve a new draft London Plan, which included his best understanding of the modifications required. The Secretary of State responded on 10th December 2020 requesting that the draft London Plan was re-submitted with more specific amendments to address the 11 previous Directions and 2 additional Directions. On 21st December 2020, the Mayor formally approved a new London Plan, the 'Publication London Plan'. This has been submitted to the Secretary of State. The Secretary of State has 6 weeks to respond or can request a further extension of time. The Mayor can only publish the Plan after the Secretary of State has given approval.

More limited weight should be attached to parts of draft London Plan policies where the Secretary of State has directed specific amendments. Greater weight may be attached to policies that are not subject to the specific amendments from the Secretary of State

MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the

proposed alterations on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding Area of Special Local Character and the impact on residential amenity of the neighbouring dwellings.

With regard to the impact on the character of the house and the surrounding area, Policy DMHB 6: Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character states -

Within the Gatehill Farm and Copse Wood Estates, new houses should:

- i) be constructed on building plots of a similar average width as surrounding residential development;
- ii) be constructed on a similar building line (formed by the front main walls of existing houses) and be of a similar scale, form and proportion as adjacent houses and reflect the materials, traditional roof design, design features and architectural style predominant in the area;
- iii) ensure that boundary treatment is unobtrusive and of the natural materials appropriate to the character and appearance of the estate;
- iv) ensure that new dwellings retain an absolute minimum of 1.5m distance to side boundaries;
- v) preserve the mature trees including boundary planting to reinforce existing landscaping and Estate settings;

The comments of the Conservation and Urban Design Team are considered to be justified in the context of this site which is elevated and highly prominent in the street scene. The resultant building would be significantly larger than the original building that occupies the site, with a substantial crown roof section and it is considered that the extensions would not be subordinate to the original house. Spacious plots are an important and defining element of the ASLC . The result would be substantial change from the original dwelling with its form and design being largely lost.

There are no properties to the East across the street that would be adversely affected by the proposed development. This is frontage to frontage development and the proposal does not materially affect the distance between the properties. To the North the existing boundary treatment will prevent any material overlooking. The proposal would, however, extend the house towards the boundary with No. 31 Gatehill Road. The extended property would be more than 21 m from the front wall of that property.

The house has an unusual location and already has windows which overlook some neighbours gardens (but at a distance), but this would not be substantially worsened by the proposals (subject to obscure glazing to non habitable room side windows, which could be conditioned). It is considered that no material loss of privacy or other amenity for adjoining residential properties will result and the development is in accordance with the requirements of Policy DMHB 11 of the Local Plan Part 2 (January 2020).

The proposal would result in the loss of a garage. Parking provision would therefore need to be made available to the front of the property. In this case the front garden area could accommodate at least two vehicles. The development therefore complies with Policy DMT 6 of the Local Plan Part 2 (January 2020).

It is considered that the proposed accommodation would provide an adequate level of living accommodation with all habitable rooms providing an adequate outlook and source of natural light, therefore complying with local and national policy.

A garden of more than 100 sq m would be retained and therefore it would comply with Policy DMHB 18 of the Local Plan Part 2 (January 2020).

Where developments generate the need for additional facilities, financial contributions will be sought. Infrastructure Levy (Amendment) Regulations 2011. The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £65 per sq metre.

The proposal produces a net increase of 375 square metres. Presently calculated the proposal would attract a CIL Liability of:

Hillingdon CIL £35,625
London Mayoral CIL £24,375
Total £60,000

CONCLUSION

Overall, it is considered that the proposed additions and roof alterations will have a detrimental impact on the character and appearance of the original house, on the street scene and surrounding area and on the character and visual amenities of the Gatehill Farm Estate Northwood Area of Special Local Character. For the reasons set out above, the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extensions, by reason of their overall size, bulk, scale and design, would represent incongruous and unsympathetic additions to the original house that would detract from the character and appearance of the original house, the street scene and the Gatehill Farm Estate Area of Special Local Character. The proposal would therefore be contrary to Policy DMHB 6 of the Hillingdon Local Plan Part 2 - Development Management Policies (January 2020).

INFORMATIVES

- 1** The decision to REFUSE 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).
- 2** The decision to REFUSE planning permission has been taken having regard to

the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

- DMHB 1 Design of New Development
- DMHB 5 Areas of Special Local Character
- DMHB 6 Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
- DMHB 1 Private Outdoor Amenity Space
- DMT 6 Vehicle Parking
- DMHD 1 Alterations and Extensions to Residential Dwellings
- NPPF- 1 NPPF-11 2018 - Making effective use of land
- NPPF- 1 NPPF-16 2018 - Conserving & enhancing the historic environment
- NPPF- 4 NPPF-4 2018 - Decision-making

3 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

4 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

5 The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems.

In the event of an appeal the applicant is advised that you should minimise the water from your site entering the sewers.

- Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, must be permeable or be collected and directed to a permeable area, or it would need an additional permission.
- A water butt should be incorporated
- No drainage to support the extension should be connected to any existing surface water network, other than as overflow.

Standard Informatives

- 1 The decision to REFUSE 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).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

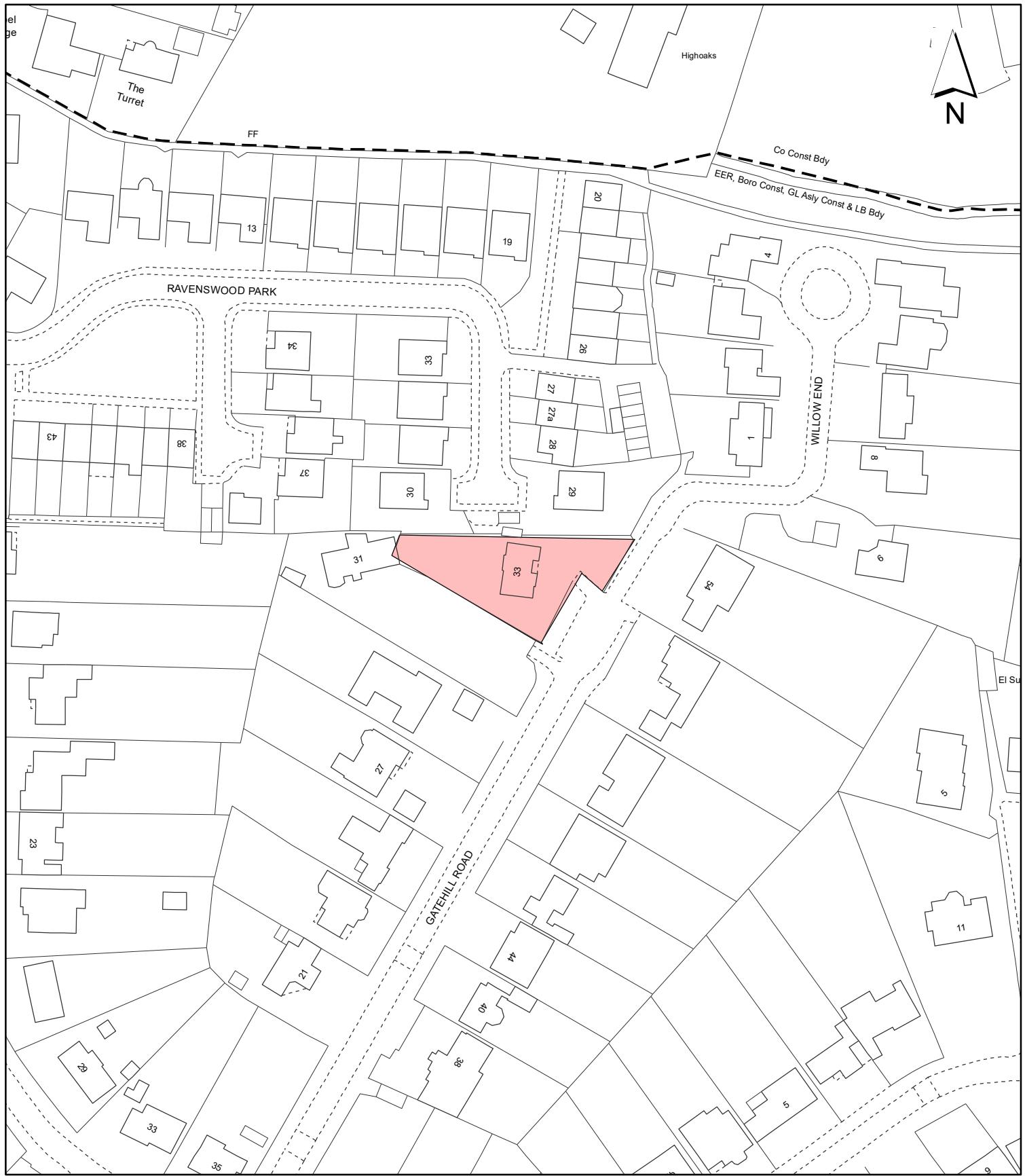
Part 1 Policies:

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 18	Private Outdoor Amenity Space
DMT 6	Vehicle Parking
DMHD 1	Alterations and Extensions to Residential Dwellings
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 4	NPPF-4 2018 - Decision-making

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**33 Gatehill Road
Northwood**

LONDON BOROUGH

OF HILLINGDON

**Residents Services
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

22910/APP/2020/2870

Scale:

1:1,250

Planning Committee:

North Page 43

Date:

January 2021



HILLINGDON
LONDON

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Agenda Item 8

Report of the Head of Planning, Transportation and Regeneration

Address: 28B KINGSEND RUISLIP

Development: Addition of a first floor to provide 2 x 3-bed self-contained flats with associated parking and amenity space.

LBH Ref Nos: 73975/APP/2020/3392

Drawing Nos:

- Location Plan
- Block Plan
- PDP-0207-06
- PDP-0207-01
- PDP-0207-04
- PDP-0207-03
- PDP-0207-02
- PDP-0207-05

Date Plans Received: 20/10/2020

Date(s) of Amendment(s):

Date Application Valid: 30/10/2020

1. SUMMARY

The current application seeks planning permission for the addition of a first floor to provide 2 x 3-bed self-contained flats with associated parking and amenity space.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its size, scale, bulk, and design would fail to harmonise with the architectural composition of the adjoining properties and would be detrimental to the character, appearance and visual amenities of the surrounding area and the Ruislip Village Conservation Area. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies 3.5, 7.4 and 7.8 of the London Plan.

2 NON2 Non Standard reason for refusal

The proposed development by virtue of its size, scale, bulk, height and proximity, would be detrimental to the amenities of the adjoining occupier at 26a Kingsend by reason of overdominance, visual intrusion, loss of outlook, overlooking and loss of privacy. Therefore the proposal would be contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies.

3 NON2 Non Standard reason for refusal

The site lies within the area covered by TPO 658 which protects a cedar tree, T1, on the schedule. The tree is a dominant feature in the streetscene and considered to be of high amenity value. The protected tree is very close to the proposed extension. It is considered given the absence of a tree report and given the close proximity of the protected tree to the proposed building works that it is likely that the proposals could cause harm to the

protected tree and jeopardise its long term retention. The proposed development therefore fails to demonstrate that it would safeguard a protected tree and is therefore contrary to Policy DMHB 14 of the Hillingdon Local Plan Part Two : Development Management Policies (2020).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE 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).

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMH 4	Residential Conversions and Redevelopment
DMH 6	Garden and Backland Development
DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north side of Kingsend to the west of Ruislip Town Centre and comprises a large modern detached bungalow. The site is located to the rear of the gardens of 26 and 26b Kingsend.

The land formerly known as 30 Kingsend, has been redeveloped to provide a two storey residential block with rooms in roofspace comprising eleven flats (known as 1-11 Elthorne Court) to the south west. To the north of the site is Ruislip Methodist Church and the rear gardens of 21, 23 and 25 Ickenham Road.

To the east of the site is a detached bungalow, 26a Kingsend, which has a separate means of access from Kingsend. The access to the application site is via a 53m long driveway which runs between the site formerly known as 28 and 28a Kingsend and nos.1-11 Elthorne Court. Kingsend is designated as a Local Distributor Road.

The site is located approximately 400 metres to the west of Ruislip Station and has a Public Transport Accessibility Level (PTAL) score of 4 on a scale of 1 to 6 where 6 represent the highest level of accessibility. The application site lies within the Ruislip Village Conservation Area, a critical drainage area and it is also covered by Tree Preservation Order (TPO) 658.

3.2 Proposed Scheme

The current application seeks planning permission for the addition of a first floor to provide 2 x 3-bed self-contained flats with associated parking and amenity space.

3.3 Relevant Planning History

Comment on Relevant Planning History

73975/APP/2018/2572 - Conversion of 1 x 6-bed detached dwelling to 2 x 3-bed dwellings. Approved.

73975/APP/2018/2700 - Single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development). Refused 19/9/2018 for the following reason:

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as condition 5 of the planning permission (Ref: 5740 G/78/924) for the development of the dwelling removed permitted development rights for extensions.

73975/APP/2018/3959 - Single storey infill extension to rear - approved 7/2/2019.

4. Planning Policies and Standards

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Development Plan

1.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.2 The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan - Consolidated With Alterations (2016)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2020)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October 2019.

The Mayor considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required.

On 9th December 2020, the Mayor wrote to the Secretary of State to advise of his intention to formally approve a new draft London Plan, which included his best understanding of the modifications required. The Secretary of State responded on 10th December 2020 requesting that the draft London Plan was re-submitted with more specific amendments to address the 11 previous Directions and 2 additional Directions.

More limited weight should be attached to parts of draft London Plan policies where the Secretary of State has directed specific amendments. Greater weight may be attached to policies that are not subject to the specific amendments from the Secretary of State

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

North Planning Committee - 28th January 2021
PART 1 - MEMBERS, PUBLIC & PRESS

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMH 4 Residential Conversions and Redevelopment
DMH 6 Garden and Backland Development
DMHB 1 Heritage Assets
DMHB 4 Conservation Areas
DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHB 14 Trees and Landscaping
DMHB 16 Housing Standards
DMHB 18 Private Outdoor Amenity Space
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 1 Managing Transport Impacts
DMT 2 Highways Impacts
DMT 6 Vehicle Parking
LPP 3.3 (2016) Increasing housing supply
LPP 3.4 (2015) Optimising housing potential
LPP 3.5 (2016) Quality and design of housing developments
LPP 7.4 (2016) Local character
LPP 7.5 (2016) Public realm
LPP 7.6 (2016) Architecture
LPP 7.8 (2016) Heritage assets and archaeology

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 2nd December 2020

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A number of properties were consulted by letter dated 3/11/2020. The consultation period expired on 24/11/2020

14 Written representations have been received objecting to the proposal together with a signed petition in objection with 27 signatures and these concerns and objections are summarised below:

1. Over dominant
2. Overlooking

3. Loss of privacy
4. Proximity to the boundary
5. Excessive height
6. Over development in a Conservation Area
7. Overshadowing
8. Loss of light
9. Exacerbation of parking and traffic issues
10. Out of character with the surrounding area
11. Restricted access to the site
12. Visually intrusive
13. Loss of the openness characteristic to the area
14. Noise & Pollution

Ruislip Residents Association commented as follows: -

The site lies within the Ruislip Village Conservation Area (RVCA) on an irregularly shaped back land development plot between Kingsend to the south and Ickenham Road to the north, and is accessed via a by long single track gated driveway from Kingsend. The original bungalow at 28B Kingsend was built in 1978 and was not visible from the road Kingsend.

Plans to demolish the bungalow and to build five terraced houses in 2008, Ref:5740/APP/2008/2969 and to build an additional detached bungalow Ref:5740/APP/2009/2541 were refused, and the latter dismissed on Appeal on 15/12/10.

The reasons for refusal of plan Ref:5740/APP/2008/2969 are valid for this latest planning application

- "The proposed development by reason of its location, size, bulk and height - would result in an obtrusive, incongruous and cramped over development of the site which would be out of keeping with the layout and open character of the surrounding area".
- "The proposals would result in an increase in vehicle movements to and from the site and the proposed access arrangements in proximity to surrounding properties is likely to result in an unacceptable increase in noise and disturbance to the detriment of the amenities of the existing and future occupiers of surrounding residential properties".

The original bungalow at 28B Kingsend has been substantially extended to become a pair of semi-detached bungalows labelled as 28B and 28C in the plans. The current building has a very large footprint and is now visible from Kingsend. The proposal to increase the height and bulk to a two-storey block of four flats would create an obtrusive, incongruous and cramped over development that would neither preserve nor enhance the character and appearance of the RVCA, but would have a materially harmful effect upon it.

The location 28B / 28C Kingsend is landlocked behind 2 storey houses in Ickenham Road, Sovereign Close and Kingsend (not 3 storeys as stated in the application) as well as Elthorne and Osborne Court in Kingsend. The proposed two storey flats would adversely affect the character of the Conservation Area, which is one of spaciousness, open views into and across gardens and of trees viewable beside and above mostly two-storey houses. The 2-storey block of flats will overlook into the currently very private gardens of 26, 26A, 26B Kingsend and 21, 23, 23A and 25 Ickenham and the private amenity spaces at Elthorne and Osborne Court.

The plans submitted lack detail regarding the location of amenity spaces for the first floor flats, the number and location of parking spaces allocated for each flat and arrangements for collection of weekly recycling and refuse via the narrow gated access driveway. These plans are an example of over-development and we request that this application be refused.

Internal Consultees

Please refer to Sections 07.03, 07.10, 07.12 and 07.14 of this report

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no objection to the principle of extending a property in the developed area, subject to compliance with the Council's adopted planning policies.

7.02 Density of the proposed development

Not relevant to this application

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Conservation & Urban Design commented as follows: -

Summary of comments: Objection

Historic Environment Designation (s) · Ruislip Village Conservation Area (RVCA)

Assessment - background/significance

The existing property is a detached modern bungalow, positioned to the rear of Nos. 26, 26B and 28. The building dates from the late 20th century and is by definition an infill, back land development. It was originally built as a single dwelling however in 2018 permission was granted to separate the existing building into 2 residential units. The existing bungalow is a modern red brick structure with a sprawling footprint. The roof form is pitched finished in a profiled tile. There are also two detached garage structures on the site. The application site is an irregular shaped plot which has most likely informed the irregular plan form of the building. The site is surrounded by residential properties to the east, south and west.

The northern boundary is shared with Ruislip Methodist Church. The nature of the development and architectural quality of the building detracts from the character of the conservation area. In isolation, the low rise nature of the bungalow ensures it sits quietly within its respective plot, avoiding any negative impact to neighbouring residential gardens and maintaining a sense of openness. Access to the site off Kingsend is shared with No 28 with a long narrow drive to the west of Osbourne Court (No. 28) leading to the bungalow. The site is secured by metal gates giving the site an inappropriate fortified appearance when approached. The south-west portion of the site is dominated by non-permeable hard standing. A small area of green space is evident along the eastern side of the site which also includes a protected tree. The tree positively contributes to the character and appearance of the conservation area, relating to the garden suburb aesthetic of the heritage asset. Whilst the site fronting onto Kingsend is dominated by a large modern flatted development (Osbourne Court), the gap view between No. 28 and No. 30 allows for pocket views of the bungalow from Kingsend street scene. Due to the positioning of the church pocket views can also be seen from Ickenham Road.

The property is located in the residential character area of the conservation area which predominantly comprises of early to mid-20th century houses. The development of the area as 'Metroland' was influenced by the expansion of London and the railway. Predominantly, properties have an overarching Arts and Crafts style and the area was designed as a typical garden suburb. Individual dwellings were set on individual plots with ample space around the building, including a notable set back from the road. The verdant appearance of the street scene has matured over the 20th century contributing to the area's garden suburb character.

The Ruislip Village Conservation Area Appraisal discusses this in greater detail. Kingsend predominantly comprises of residential houses, however many original properties within the central portion of the road were demolished and replaced with inappropriate flatted developments in the early part of the 21st century. Many of the existing flatted development were developed prior to the designation of this part of the conservation area and significantly detract from the character and appearance of the area. They negatively contribute to the appearance of the Conservation Area and would not be considered appropriate precedents.

Assessment - impact

The proposed development would unacceptably increase the height, scale and bulk of the existing building. The first-floor addition would extend across the entire footprint of the existing building. It would double the occupation of the site, with the potential to accommodate around 24 individual people. The development would significantly alter the character of the existing bungalow, and the site would no longer sit quietly within its landlocked setting. The design proposal would replicate the uninspiring appearance of the existing bungalow, exacerbating the detracting qualities of the site. Windows would be evident on every elevation at first floor. The scale and bulk of the development would erode the existing sense of openness.

The first-floor addition would have a stark, inappropriate and uncomfortable presence, particularly when viewed from neighbouring properties. It is assumed that the existing convoluted roof form would be copied however no roof plan appears to have been submitted. Whilst the footprint would remain the same, the volume of the built form would appear substantially larger than neighbouring properties due to the expansive footprint.

The proposal would be considered an over development of the site. The building is in close proximity to the rear gardens associated to the properties along Ickenham Road (Nos 21 and 23), primarily due to the angular nature of the site and footprint of the building. Therefore, the first-floor addition is likely to have a significant adverse impact on the private rear amenity space, further exacerbated by the lack of vegetation.

Views of the proposed building would be far more dominant than the existing single storey structure and it would be visible from further afield. It would have a greater presence when viewed from Kingsend and from Ickenham Road, in context with the Methodist church. The first-floor addition would block the existing gap that can be appreciated between built forms along the public street scenes. There would also be serious concerns that the development would be visible via the gaps between dwellings along Poplars Close and Sovereigns Close. This would have negative impact on these street scenes. Public views of the site would be evident via glimpses between buildings.

The gaps between site and views of trees and space contribute to the character and appearance of the conservation area. Views of the development would however be highly visible from neighbouring properties that encircle the application site. Private views from rear gardens and within the site itself also form part of how the heritage asset is experienced therefore it should not lessen the desire to preserve or enhance the character and appearance of the conservation area just because they are not public views.

The proposed scheme would have a greater, negative presence within the conservation area failing to harmonise with the surrounding environment. It would fail to respect the original principles in which the back-land development was deemed appropriate. As

proposed, it would be deemed in principle unacceptable.

The proposed development would result in less than substantial harm to the conservation area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 would need to be considered in terms of preserving or enhancing the character and appearance of the conservation area. From a historic environment perspective, it would fail to preserve or enhance in this instance.

Conclusion: Objection - Less than substantial harm.

Tree Officer:

This site is occupied by a bungalow built as backland development, located behind numbers 28 and 30 Kingsend. Access to the site is between these two properties. The site lies within the area covered by TPO 658 which protects a cedar tree, T1, on the schedule, situated to the east of the bungalow, between the building and a garage/ outbuilding. COMMENT According to the response to the planning questionnaire, Q.10, there are no trees on the site? The protected tree is a dominant feature, close to the building and very much evident on the latest aerial photographs. The brief D&AS states that 'the proposed development will not result into cutting any trees or bushes'. It is not clear whether the addition of a second floor will involve the construction of new foundations to support the additional load, which could affect the roots of the tree. nor is it known whether the raising of the building height will affect the canopy spread of the tree. In addition to the potential impact of the proposed building on the roots or branches of the protected tree, it is not known whether there could be post-development pressure due to overshading of habitable rooms. If future occupants applied to reduce the tree due to physical damage to the building, or loss of natural light, it might be difficult for the Council to refuse an application to carry out work on the tree. RECOMMENDATION A tree report to BS 5837:2012 is required to address these issues, without which the application is unacceptable and should be refused. In the absence of a tree report, or acknowledgement of the presence of the tree, the application fails to safeguard the protected tree

7.04 Airport safeguarding

Not relevant to this application

7.05 Impact on the green belt

Not relevant to this application:

7.07 Impact on the character & appearance of the area

The NPPF (2019) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy 7.1 of the London Plan states that "design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood".

Policy 7.4 of the London Plan states, "Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area".

Policy 7.8 of the London Plan states "Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology. It should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset"

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

Policy DMH 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where:

- i) it is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats;
- ii) On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road for assessment purposes;

Planning history indicates that Nos. 3, 16, 18, 28, 30, 41, 45 and 54 Kingsend are flatted developments in addition to the subject site which equates to 8% of the properties on this residential street.

Policy DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

- A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.
- B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.
- C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding: scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, roof lines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

The proposal comprises the addition of a first floor element which would raise the roof ridge to a maximum height of 7.5 m to provide a further 2, three bedroom flats labelled as Flats C and E on the submitted plans.

The first floor extension would cover the entire ground floor foot print of the existing building which would significantly alter the style and character of the original bungalow. It is considered that the resulting scale and bulk would detract from the current openness of the area in what is essentially a land locked 'back land' site.

Although it is noted that the properties to the south and south west of the site at Osbourne Court and Elthorne Court are substantial two storey buildings comprising flats and that the majority of the properties that abut the site to the south east and north west are two storey dwellings the fact remains that this is a building located on a back land site and is therefore more moderate in size than those on the frontages. This is in line with Policy DMH 6 which states that development on backland sites must be more intimate in mass and scale and lower than frontage properties. Whilst it is appreciated that this is an existing property, the addition of a first floor would increase the height, scale, bulk and mass of the building to be equal to that of those in the vicinity with the exception of No. 26a Kingsend to the east of the site.

Consequently, it is considered that the proposal would be contrary to the aims and principles of Policies DMH 6, DMHB 4 and DMHB 11 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020)

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The application site adjoins Nos. 21, 23 and 25 Ickenham Road to the north west together with the Ruislip Methodist Church to the north. To the south and south west is Elthorne Court, Osborne Court and Nos. 26, 26b and 28 Kingsend and to the south east Nos. 1 and 3 Sovereign Close.

The Ickenham Road properties are in excess of 45 m from the subject site, Elthorne Court is over 40 m, 26, 26b and 28 Kingsend and Osbourne Court over 30 m and Nos. 1 and 3 Sovereign Close between 29 m and 38 m. Although these are fairly substantial separation distances the site does abut the rear amenity spaces of the Ickenham Road properties to the north west and the views from the additional first floor windows would give rise to an element of overlooking of these rear gardens leading to a loss of privacy and a curtailment of the enjoyment of these private amenity spaces.

The property most likely to be more adversely affected by the proposal is located to the east of the site with a separation distance of approximately 13 m from side elevation to side elevation at 26a Kingsend. This property is a single storey bungalow and the proposed first floor windows in the east facing side elevation at the subject site would give rise to the overlooking of and loss of privacy to the private amenity space of this neighbouring property. In addition, the proposed first floor would appear over dominant due to its proximity to the shared side boundary.

Consequently, it is considered that the proposal would be contrary to the aims and principles of Policy DMHB 11 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020)

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. Table 3.3 of this Policy states that the minimum floor space required for a three bed flat is 86 sqm and both flats exceed this standard.

Policy DMHB 18: Private Outdoor Amenity Space of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3 of this policy which states that a 3 bedroom flat should be provided with a minimum of 30 sqm of private amenity space. Although there is no individually dedicated or allocated amenity space for the proposed additional flats the communal amenity space to the rear of the site, which can be accessed by any occupant of the proposed flats and is in excess of 200 sqm is considered to be acceptable in this regard.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Highways & Transportation commented as follows: -

Site Characteristics & Background

The application site is located on the north side of Kingsend (a 'classified' road) to the east of Ruislip Town Centre and comprises of a large detached bungalow which is positioned to the rear of No's 26-28. There is an extant 2018 permission (73975/APP/2018/2572) for the conversion of the bungalow to 2x3 bedroom dwellings which is in place. It is now proposed to extend the build by adding a first floor thereby providing two additional 3-bedroom self-

contained flatted units.

The plot has extensive parking availability on its frontage. Pedestrian and vehicular access to this 'back-land' development would continue to be facilitated via an existing private and gated service road located between No's 28 & 30. The surrounding road network exhibits all day parking controls (Monday to Saturday - 8am to 6.30pm) and the location displays a public transport accessibility level (PTAL) of 3 which is considered as average which results in an element of dependency on the ownership and usage of private motor transport.

Parking Provision

Local Plan: Part 2 Policy DMT 6 requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

In accord with the Council's parking standard, the proposal would demand 2 spaces per unit (4 in total). 5 spaces are shown on the existing frontage arrangement with 2 double garages (i.e. potentially providing up to 9 spaces) catering for the existing 2x3 bedroom units. It would therefore appear that the required 4 spaces can be satisfactorily accommodated on-site within the available quantum. However, this provision should be subject to a parking allocation plan (secured via planning condition) in order to ensure that the appropriate level of parking provision is allocated for each flat.

Electric Vehicle Charging Points (EVCP's)

In line with the emerging London Plan, within any final parking quantum there is a requirement for a minimum of 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions. This aspect should be facilitated together within the aforementioned parking allocation plan with both being secured via planning condition in order to secure the appropriate level of EVCP and parking provision for each flat.

Cycling Provision

In terms of cycle parking there should be a provision of at least 1 secure and accessible space for each of the dwelling units in order to conform to the adopted minimum borough cycle parking standard. This level is proposed within a suitable location and is therefore considered broadly acceptable.

Vehicular Trip Generation

Local Plan: Part 2 Policies DMT 1 and DMT 2 require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

The proposal would clearly increase traffic generation from the site as compared to the existing activities generated by the plot. However peak period traffic movements into and out of the site would not be expected to rise beyond 1-2 vehicle movements during the peak morning and evening hours. Hence this uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

Site Access

An existing and functioning vehicular and pedestrian access roadway exists between No's 28 & 30 Kingsend. It serves the extant 2x3 bedroom units and it is therefore considered

broadly fit for purpose in terms of facilitating access to the proposal site.

Operational Refuse Requirements

Refuse collection would continue with no change to the collection method applied to the existing residential units within the build. Appropriate bin storage area provisions are indicated hence there are no further observations.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

7.11 Urban design, access and security

As discussed below

7.12 Disabled access

The council's access officer commented as follows: -

This proposal has been reviewed against the requirements of the 2016 London Plan policy 3.8(c) and policy D7 of the 2019 (Intend to Publish) London Plan which should not be applied to the conversion of an existing dwelling.

Conclusion: no objections raised from an accessibility perspective.

7.13 Provision of affordable & special needs housing

Not relevant to this application:

7.14 Trees, Landscaping and Ecology

The site lies within the area covered by TPO 658 which protects a cedar tree, T1, on the schedule, situated to the east of the bungalow, between the building and a garage/outbuilding.

The protected tree is a dominant feature, close to the building.

The Council's Tree Officer comments that 'It is not clear whether the addition of a second floor will involve the construction of new foundations to support the additional load, which could affect the roots of the tree. nor is it known whether the raising of the building height will affect the canopy spread of the tree. In addition to the potential impact of the proposed building on the roots or branches of the protected tree, it is not known whether there could be post-development pressure due to overshadowing of habitable rooms. If future occupants applied to reduce the tree due to physical damage to the building, or loss of natural light, it might be difficult for the Council to refuse an application to carry out work on the tree. A tree report to BS 5837:2012 is required to address these issues, without which the application is unacceptable and should be refused...'.

It is considered given the absence of a tree report and given the close proximity of the protected tree to the proposed building works that it is likely that the proposals could cause harm to the protected tree and/or jeopardise its long term retention. The proposed development therefore fails to demonstrate that it would safeguard a protected tree and is therefore contrary to Policy DMHB 14 of the Hillingdon Local Plan Part Two : Development Management Policies (2020).

7.15 Sustainable waste management

Not relevant to this application

7.16 Renewable energy / Sustainability

Not relevant to this application

7.17 Flooding or Drainage Issues

Not relevant to this application

7.18 Noise or Air Quality Issues

Not relevant to this application

7.19 Comments on Public Consultations

Points of concern raised above, namely Nos. 1 to 13 are addressed within the body of this report.

No. 14 - Noise and disturbance from construction is considered transitory in nature and as such is not a sufficient reason for refusal in its own right.

In addition, the comments of the Ruislip Residents' Association are noted.

7.20 Planning Obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for additional floor space for residential developments is £95 per square metre and office developments of £35 per square metre. This is in addition to the Mayoral CIL charge of £35 per square metre.

7.21 Expediency of enforcement action

Not relevant to this application

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probit in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an

agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

The scheme is considered to have an unacceptable impact on the amenities of an adjoining property and on the visual amenity of the street scene. It would fail to either preserve or enhance the character of the Ruislip Village Conservation Area and fails to safeguard a protected tree.

The development is therefore considered contrary to a suite of Hillingdon Local Plan policies (2012 and 2020) and policies in the London Plan 2016 and is recommended for refusal.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

The London Plan (2016)

The Housing Standards Minor Alterations to The London Plan (March 2016)

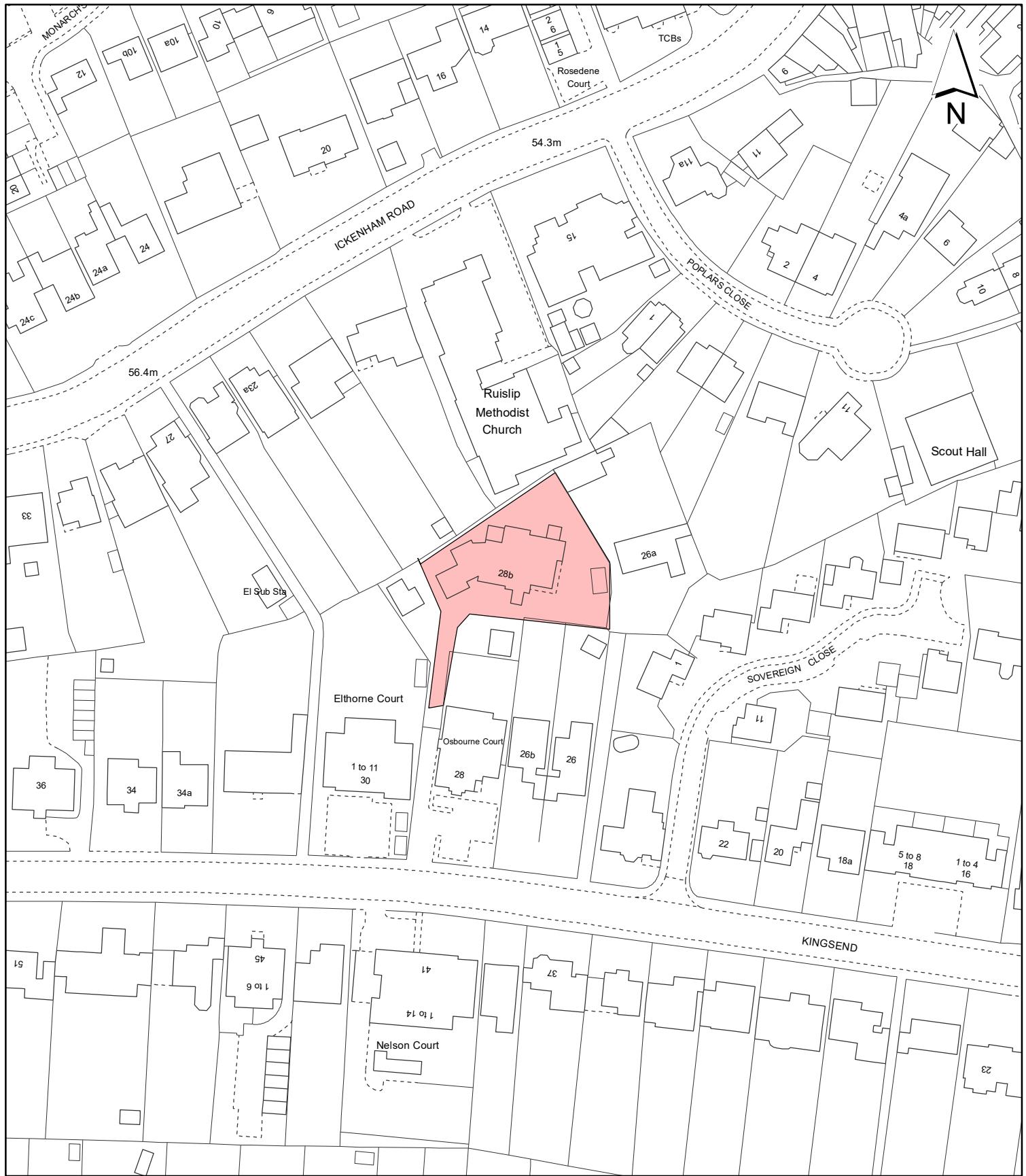
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)

Technical Housing Standards - Nationally Described Space Standard

National Planning Policy Framework

Contact Officer: Diane Verona

Telephone No: 01895 250230



Notes:

Site boundary

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Site Address:

**28B Kingsend
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**
Residents Services
Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: 01895 250111

Planning Application Ref:

73975/APP/2020/3392

Scale:

1:1,250

Planning Committee:

North Page 61

Date:

January 2021



HILLINGDON
LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD

Development: Installation of 1 x wall mounted LED Logo sign.

LBH Ref Nos: 10795/ADV/2020/64

Drawing Nos:
4779-320-RevA(1)
4779-321
10709W-300-Rev09
Sports Hall - External Signage Proposal V03(1)

Date Plans Received: 12/10/2020

Date(s) of Amendment(s):

Date Application Valid: 12/10/2020

1. CONSIDERATIONS

1.1 Site and Locality

St John's School occupies an expansive site in the far north of the borough, extending to approximately 12.4 hectares. It comprises a main area of school buildings and car parking set within a landscaped setting, all weather pitches, playing fields and sizeable areas of woodland and unmanaged scrubland. The school occupies a steeply sloping Hillside and levels change significantly across the site. This application relates to a new sports hall which is currently under construction within the existing school campus.

The school falls within a predominantly residential area, largely characterised by sizeable detached properties with large gardens. Its primary access is via Potter Street Hill. A secondary access is available via Wieland Road, which is a private road.

Almost the entire site falls within the Green Belt and much of the woodland is designated as a Nature Conservation Site. The gatehouse building (off Wieland Road) is locally listed. A number of drainage ditches also traverse the site. The adjoining land to the west falls within an Area of Special Local Character and the school bounds Three Rivers District Council to the north and the London Borough of Harrow to the east.

1.2 Proposed Scheme

The application seeks advertisement consent for a single internally illuminated (600 cd/m²) wall mounted logo sign measuring 2520mm x 2100mm to be located at first floor level on the eastern elevation of the sports hall under construction.

1.3 Relevant Planning History

10795/ADV/2020/32 St Johns School Potter Street Hill Northwood

Installation of 1 internally illuminated wall mounted LED sign

Decision Date: 14-07-2020 **Approved:** **Appeal:**

10795/APP/2018/149 St Johns School Potter Street Hill Northwood

Demolition of the existing sports hall and construction of a replacement sports hall to provide indoor PE and sports facilities.

Decision Date: 12-09-2018

Approved

Appeal:

10795/APP/2019/1345

St Johns School Potter Street Hill Northwood

Details pursuant to the partial discharge of condition 5 (materials) of planning consent; 10795/APP/2018/149 dated 04-03-2019 (Demolition of the existing sports hall and construction of a replacement sports hall to provide indoor PE and sports facilities)

Decision Date: 14-06-2019

Approved

Appeal:

10795/APP/2019/1346

St Johns School Potter Street Hill Northwood

Details pursuant to condition 20 (Disabled Access) of planning consent; 10795/APP/2018/149 dated 04-03-2019 (Demolition of the existing sports hall and construction of a replacement sports hall to provide indoor PE and sports facilities)

Decision Date: 17-06-2019

Approved

Appeal:

10795/APP/2019/3210

St Johns School Potter Street Hill Northwood

Details pursuant to condition 10 (Ecology) of planning consent 10795/APP/2018/149 dated 04-03-19 (Demolition of the existing sports hall and construction of a replacement sports hall to provide indoor PE and sports facilities).

Decision Date: 02-04-2020

Approved

Appeal:

10795/APP/2019/807

St Johns School Potter Street Hill Northwood

Details pursuant to conditions 4 (Levels) 9 (SUDS), 13 (Green roofs), 14 (Construction logistics plan), and partial discharge of condition 18 (i), (a), (b), (c) (Contaminated land) of planning consent; 10795/APP/2018/149 dated 04-03-2019 (Demolition of the existing sports hall and construction of a replacement sports hall to provide indoor PE and sports facilities)

Decision Date: 17-06-2019

Approved

Appeal:

10795/APP/2020/1218

St Johns School Potter Street Hill Northwood

Details pursuant to Condition 15 (Community Use Agreement) of planning consent; 10795/APP/2018/149 dated 04-03-2019 (Demolition of the existing sports hall and construction of a replacement sports hall to provide indoor PE and sports facilities)

Decision Date: 12-10-2020

Approved

Appeal:

10795/APP/2020/1430

St Johns School Potter Street Hill Northwood

Details pursuant to partial discharge of condition 12 part 2 (energy) of planning consent; 10795/APP/2018/149 dated 04-03-2019 (Demolition of the existing sports hall and construction of a replacement sports hall to provide indoor PE and sports facilities)

Decision Date: 29-07-2020

Approved

Appeal:

10795/APP/2020/1520

St Johns School Potter Street Hill Northwood

Details pursuant to condition 17 (car park management scheme) of planning consent; 10795/APP/2018/149 dated 04-03-2019 (Demolition of the existing sports hall and construction of a replacement sports hall to provide indoor PE and sports facilities)

Decision Date: 12-10-2020

Approved

Appeal:

10795/APP/2020/279

St Johns School Potter Street Hill Northwood

Details pursuant to condition 12 (1) (energy) of planning consent; 10795/APP/2018/149 dated 04-03-2019 (Demolition of the existing sports hall and construction of a replacement sports hall to provide indoor PE and sports facilities)

Decision Date: 26-05-2020 **Approved:**
10795/APP/2020/371 St Johns School Potter Street Hill Northwood
Erection of a tree house

Decision Date: 28-05-2020 **Approved:**
10795/APP/2020/417 St Johns School Potter Street Hill Northwood
Details pursuant to condition 5 external materials of planning consent; 10795/APP/2018/149 dated 04-03-2019 (Demolition of the existing sports hall and construction of a replacement sports hall to provide indoor PE and sports facilities)

Decision Date: 02-04-2020 **Approved:**
10795/PRC/2020/86 St Johns School Potter Street Hill Northwood
S73 application to vary condition 1 of planning permission reference 10795/APP/2011/2627 to increase pupil numbers from 350 to 400 and staff from 65FTE to 75FTE.

Decision Date: 19-08-2020 **OBJ:** **Appeal:**

Comment on Planning History

A previous application 10795/ADV/2020/32 was approved for a similar sign of the same size and design, in the same location in July 2020.

2. Advertisement and Site Notice

- 2.1** Advertisement Expiry Date:- Not applicable
- 2.2** Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

2 neighbours and the Northwood Hill Residents Association were consulted for a period of 21 days expiring on the 5 November 2020. No responses were received.

Three Rivers District Council - No objection.

Cadent Gas - No response.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMEI 4 Development on the Green Belt or Metropolitan Open Land

DMHB 13A Advertisements and Shop Signage
DMHB 5 Areas of Special Local Character
DMT 2 Highways Impacts

5. MAIN PLANNING ISSUES

The application seeks consent to display advertisements and in such cases the Council can only give due regard to the impact of the advertisement on amenity, the character of the area and public safety.

Policy DMHB 13A of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) advises that in order to improve and maintain the quality of the public realm advertisements will be required to demonstrate that they complement the scale, form, materials and architectural composition of the individual buildings, the visual amenity of the surrounding area, do not have an adverse impact on the public highway and do not lead to visual clutter.

The application seeks permission for wall mounted signage. This proposal varies from the previously approved scheme only in reversal of the colours, whereby as approved the school logo was in purple set against a white background with a purple border. This proposal has a white logo and border, set against a purple background. It is considered that the signage would be in keeping with the character of the site and the school campus. The proposal would not result in a visual clutter as there are no other signs or adverts within close proximity to the proposed advert location.

It is proposed that the sign would not detract from the design of the proposed new sports hall and would be located a significant distance from the highway and any nearby residents as such it is considered that the degree of illumination proposed is acceptable.

Due to its nature the proposal would not cause harm to the Green Belt as it does not involve adding any additional built form on the site. Whilst it would be visible from Potter Street Hill, it would be set a significant distance back from this road, located within the main school campus and therefore it is considered that it would not cause harm to the setting of the Area of Special Local Character.

This application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 ADVERT1 Standard Condition

All advertisement consents carry the following 5 standard conditions as contained in the Town and Country Planning (Control of Advertisements) Regulations 1992 and unless specified to the contrary the consent expires after 5 years.

i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

- (a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;
- (c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

- iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2 ADV7 Type of Illumination

The illumination of the sign(s) is to be by fixed and constant lights and not by lights which are, or appear to be, intermittent, moving, flashing or vibrating with a degree of illumination as specified on the submitted plans of 600cd/m2.

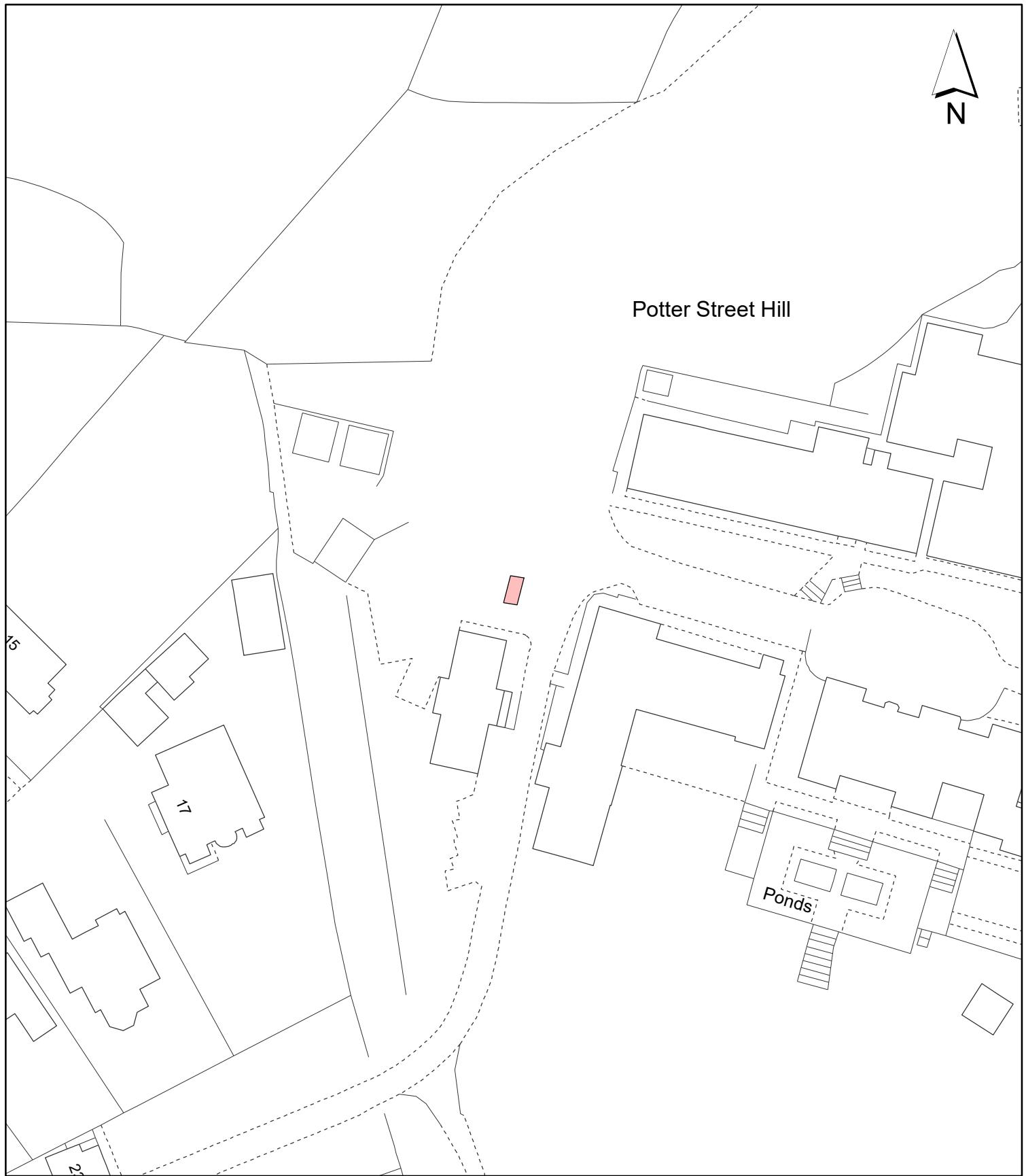
REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policy DMHB 13A of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

Contact Officer: Liz Arnold

Telephone No: 01895 250230

**Notes:**

 Site boundary

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Site Address:

**St John's School
Potter Street**

**LONDON BOROUGH
OF HILLINGDON**

Residents Services
Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

10795/ADV/2020/64

Scale:

1:750

Planning Committee:

North Page 68

Date:

January 2021



HILLINGDON
LONDON

Agenda Item 10

Report of the Head of Planning, Transportation and Regeneration

Address: KINGDOM HALL OF JEHOVAH'S WITNESSES OAKDALE AVENUE NORTHWOOD

Development: Conversion of part of the ground floor of an existing place of worship to form 2 x studio flats and alterations to fenestration

LBH Ref Nos: 11385/APP/2020/2982

Drawing Nos:

- NOR-PL01
- NOR-PL02
- NOR-PL03
- NOR-PL04
- NOR-PL05
- NOR-PL06

Design and Access Statement
Flood Risk Plan

Date Plans Received: 17/09/2020

Date(s) of Amendment(s):

Date Application Valid: 28/09/2020

1. SUMMARY

The application seeks planning permission for the conversion of part of the ground floor of an existing place of worship to form 2 x studio flats and alterations to the building's fenestration.

The area to be converted is currently being used as an office/meeting room and a storage area. Both of the proposed ground floor units would be accessed from an internal corridor within the existing church. This would be a change of use from Use Class D2 to Use Class C3 and it is proposed that the two studio flats would be intended for use on an ad hoc basis by visiting dignitaries of the church. The Design & Access Statement states:

'The studios would only be occupied by ministers connected to the charity. Due to the nature of their pastoral work these ministers travel to visit other congregations and so the use of the studios would only be for part of each week'.

The application is recommended for approval, but subject to a legal agreement which controls the proposed use of the studios solely for the proposed use.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Transportation and Regeneration to grant planning permission, subject to the following:

1. That the applicant enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

i) That the permission be personal to Kingdom Hall Trust on behalf of the Kingdom Hall of Jehovah's Witnesses and that the proposed studio flats will only be occupied by itinerant church ministers connected to the charity and will not be

released for sale on the open private housing market.

2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of any S106 Agreement and any abortive work as a result of the agreement not being completed.

3. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

4. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within six months or any other period deemed appropriate by the Head of Planning, Transportation and Regeneration then delegated authority be granted to the Head of Planning, Transportation and Regeneration to refuse the application for the following reasons:

"1. The applicant has failed to agree that the permission should be personal to Kingdom Hall Trust on behalf of the Kingdom Hall of Jehovah's Witnesses and that the proposed studio flats will only be occupied by itinerant church ministers connected to the charity and will not be released for sale on the private housing market. The development therefore fails to comply with the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2016)."

5. That subject to the above, the application be deferred for determination by the Head of Planning, Transportation and Regeneration under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant

6. That if the application is approved, the following conditions be attached:

1 RES3 Time Limit

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 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers NOR-PL04, NOR-PL05 and NOR-PL06 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2016).

3 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing west

towards the rear elevations of the premises in Joel Street or east facing the highway known as Oakdale Avenue.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4 RES13 Obscure Glazing

The ground floor windows facing west towards the rear elevations of the premises in Joel Street shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policies DMHB 11 and DMHD 1-2 of the Hillingdon Local Plan Part 2 (2020).

5 RES17 Sound Insulation

Development shall not begin until a scheme for protecting the proposed development from garage and MOT Testing Centre noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by garage and MOT Testing Centre noise in accordance with policy EM8 of the Local Plan Part 1 (2012), DMAV 2-3 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2016) Policy 7.15.

INFORMATIVES

1 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).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMCI 1	Retention of Existing Community Sport and Education Facilities
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space

DMT 1	Managing Transport Impacts
DMT 6	Vehicle Parking
DMTC 1	Town Centre Development
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

4 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

- A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
- B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
- C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.
- D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

5 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a

private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a two storey building providing a meeting room, storage facility and toilet facilities on the ground floor with a place of worship on the first floor. It is located on the west side of Oakdale Avenue.

To the rear of the subject site is a rear access way that serves the ground floor commercial properties at Nos. 9 to 19 Joel Street and the residential properties above at first and second floor level. This is a terraced shopping parade addressed as 'The Broadway' which lies within the Secondary Shopping Area of the Northwood Hills Town Centre as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The subject site also adjoins a garage and MOT testing Centre which has frontages onto both Oakdale Avenue and Pinner Road. The site also lies within a Critical Drainage Area.

3.2 Proposed Scheme

The application seeks planning permission for the conversion of part of the ground floor of an existing place of worship to form 2 x studio flats and alterations to fenestration.

3.3 Relevant Planning History

11385/PRC/2019/208 Kingdom Hall Of Jehovah'S Witnesses Oakdale Avenue Northwood

Conversion of part of ground floor of an existing place of worship into 2 x Studio flats for the purpose of accommodating ministers

Decision: 23-12-2019 OBJ

Comment on Relevant Planning History

11385/APP/2005/424 - REMOVAL OF EXISTING EXTERNAL ENTRANCE STAIRCASE AND REDUNDANT CHIMNEY, CONSTRUCTION OF NEW SINGLE STOREY ENTRANCE, CHANGE OF USE OF GROUND FLOOR UNIT A, FOR ANCILLARY USE IN CONNECTION WITH RELIGIOUS MEETING HALL - Approved 7/4/2005

4. Planning Policies and Standards

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan - Consolidated With Alterations (2016)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2020)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October 2019.

The Mayor considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required.

On 9th December 2020, the Mayor wrote to the Secretary of State to advise of his intention to formally approve a new draft London Plan, which included his best understanding of the modifications required. The Secretary of State responded on 10th December 2020 requesting that the draft London Plan was re-submitted with more specific amendments to address the 11 previous Directions and 2 additional Directions.

More limited weight should be attached to parts of draft London Plan policies where the Secretary of State has directed specific amendments. Greater weight may be attached to policies that are not subject to the specific amendments from the Secretary of State

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- DMCI 1 Retention of Existing Community Sport and Education Facilities
- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm
- DMHB 14 Trees and Landscaping
- DMHB 16 Housing Standards
- DMHB 18 Private Outdoor Amenity Space
- DMT 1 Managing Transport Impacts
- DMT 6 Vehicle Parking
- DMTC 1 Town Centre Development
- LPP 7.4 (2016) Local character
- LPP 7.5 (2016) Public realm

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

37 neighbouring properties and the local residents association were consulted by letter dated 30/9/2020. The consultation period expired on 21/10/2020

One written representation has been received objecting to the proposal summarised as follows:-

Concerns over noise and disturbance that may arise during course of the development.

Internal Consultees

Please refer to Sections 7.10, 7.11 and 7.14 of this report

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The site is not located in a Conservation Area and the building is not Listed. There are no policies which would specifically prevent the alteration and conversion of part of the building to residential use in principle.

7.02 Density of the proposed development

Not relevant to this application

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not relevant to this application

7.04 Airport safeguarding

Not relevant to this application

7.05 Impact on the green belt

Not relevant to this application

7.07 Impact on the character & appearance of the area

The NPPF (2019) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy 7.1 of the London Plan states that "design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood".

Policy 7.4 of the London Plan states, "Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area".

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

Only minor alterations are proposed to the east facing elevation of the building which opens directly onto the public highway known as Oakdale Avenue. The existing doors to each of the areas would be replaced with a window. The west elevation faces onto the rear service yards of the commercial premises and upper flats in the shopping parade that face onto Joel Street. As all of these new windows would be obscure glazed there would be no element of overlooking or loss of privacy

That said, both of the proposed studio flats would be single aspect with access to both outlook and light via two windows that would face onto Oakdale Avenue. Outlook is defined

as the visual amenity enjoyed by occupants when looking out of their windows or from their garden. The Council will expect new development proposals to carefully consider layout in order to ensure development does not result in a loss of outlook. Single aspect dwellings should be avoided.

Policy DMCI 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that proposals involving the loss of an existing community facility will be permitted if:

A) the specific use is no longer required on-site. In such circumstances, the applicant must provide evidence demonstrating that:

- i) the proposal would not lead to a shortfall in provision for the specific use within the local catchment area;
- ii) there is either no demand for another suitable social infrastructure use on-site, or that the site/premises is no longer appropriate for social infrastructure uses; and
- iii) any replacement/relocated facilities for the specific use provides a level of accessibility and standard of provision at least equal to that of the existing facility.

B) the activities carried out are inconsistent and cannot be made consistent with acceptable living conditions for nearby residents; and

C) the redevelopment of the site would secure an over-riding public benefit.

The main use of the building is as a place of worship with ancillary office and storage facilities. It is considered that the introduction of a 'separate' residential element within the building in the form of two studio flats could be considered as an ancillary use to the established use as a place of worship which is seen as an on-site community use, provided that the use be restricted to occupation by visiting ministers of the church.

No other evidence has been submitted in regard to the area within the building as being no longer appropriate as an office and storage facilities or that there is no demand for another suitable social infrastructure use on-site, or that the site/premises is no longer appropriate for other social infrastructure uses.

However, as the use would be restricted to be ancillary to the main established use as a church the proposal, in this particular instance, would comply with Policy DMCI 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

There are existing windows in the east facing elevation which would be retained and which would give an outlook to each of the flats. The existing garage doors and entrance door would be replaced by windows.

Existing windows in the rear (west) that are currently blocked out but three of these would be opened up to provide new windows within the existing openings. All of these three windows would serve the internal corridor giving access to the flats and could be

conditioned to be obscure glazed and non opening.

The proposal does not include any alterations to the scale of the building and would not therefore have any impact upon light, outlook or privacy.

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A one person studio is required to provide 39 square metres. Both the units would meet this at 39 m² and 43 m².

Policy DMHB 18: Private Outdoor Amenity Space states:

All new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.2. Studio flats should be provided with minimum of 20 sqm of private external amenity space. The current application does not provide any external private amenity space for the proposed flats. However, as the flats will be used only for visiting ministers, in this particular instance, this is considered to be acceptable.

Should the application be approved, a legal obligation is recommended to restrict the use of the proposed studio units for occupation by visiting ministers of the church and to prevent any future sale on the open private housing market.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Highways & Transportation commented as follows: -

Site Characteristics & Background

The site is located on Oakdale Avenue which is located off Pinner Road and runs parallel to Joel Street in Northwood. The site consists of a place of worship part of which is proposed for conversion to 2 studio flats for visiting ministers. 6 spaces are allocated on private land for worshippers on the opposite side of the road.

The location is relatively devoid of parking controls operating and exhibits a public transport accessibility (PTAL) rating of 3 which is considered as average despite its relative proximity to Northwood Hills LU station and a number of bus services.

Parking Provision

Local Plan: Part 2 Policy DMT 6 requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

It is proposed to provide 2 studio flats. To comply with the adopted parking standard, the

maximum on-site requirement demands up to 1 space for both units. It is assumed that 1 of the 6 existing spaces can be utilised to facilitate a single space provision in order to ensure compliance. This arrangement is considered acceptable given the transient nature of visiting ministers thereby indicating conformity to the Council's standard.

Cycling Provision

In terms of cycle parking there should be a provision of at least 1 secure and accessible space for the proposal. As this is not indicated, this aspect should be secured via planning condition.

Vehicular Trip Generation

Local Plan: Part 2 Policies DMT 1 and DMT 2 require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

As a consequence of the relatively small scale of development, any vehicular trip generation uplift is predicted to be negligible and therefore does not raise any specific highway concerns.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

7.11 Urban design, access and security

Access Officer commented as follows: -

This proposal to convert part of the existing place of worship into two studio flats, has been reviewed against the requirements of London Plan policy 3.8(c) which should not be applied to the conversion and change of use.

Conclusion: No objections raised from an accessibility perspective.

7.12 Disabled access

Not relevant to this application

7.13 Provision of affordable & special needs housing

Not relevant to this application

7.14 Trees, Landscaping and Ecology

The Trees & Landscaping officer commented as follows: -

This site is occupied by a two-storey Jehovah's Witness meeting hall, located to the south of Pinner Road and rear of a service road which provides access to the shops fronting onto Joel street town centre. This is an urban area and there is no external amenity space attached to the building. The hall has a number of dedicated parking spaces across the road on the east side of Oakdale Avenue. There are no TPO's or Conservation Area designations affecting the site.

COMMENT No trees will be affected by the proposal. The provision of two studio flats will

occupy part of the ground floor only, leaving the main hall and first floor facilities unaffected.

RECOMMENDATION No objection and no need for landscape conditions.

7.15 Sustainable waste management

Not relevant to this application

7.16 Renewable energy / Sustainability

Not relevant to this application

7.17 Flooding or Drainage Issues

Not relevant to this application

7.18 Noise or Air Quality Issues

Not relevant to this application

7.19 Comments on Public Consultations

Officer response - Noise and disturbance caused by development is considered to be transient and would be controlled by Environmental Health legislation and an advisory informative could be added if the application is approved.

7.20 Planning Obligations

The application is recommended for approval, but subject to a legal agreement which controls the proposed use of the studios solely for the proposed use.

7.21 Expediency of enforcement action

Not relevant to this application

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probit in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

It is considered that the proposed development would be ancillary to the main, established use of the building, would not adversely impact on the amenity of adjacent properties and is considered acceptable in terms of highway and pedestrian safety. Subject to a legal obligation to restrict the use of the proposed studio units for occupation by visiting ministers of the church and to prevent any future sale on the open private housing market, it is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

The London Plan (2016)

The Housing Standards Minor Alterations to The London Plan (March 2016)

Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)

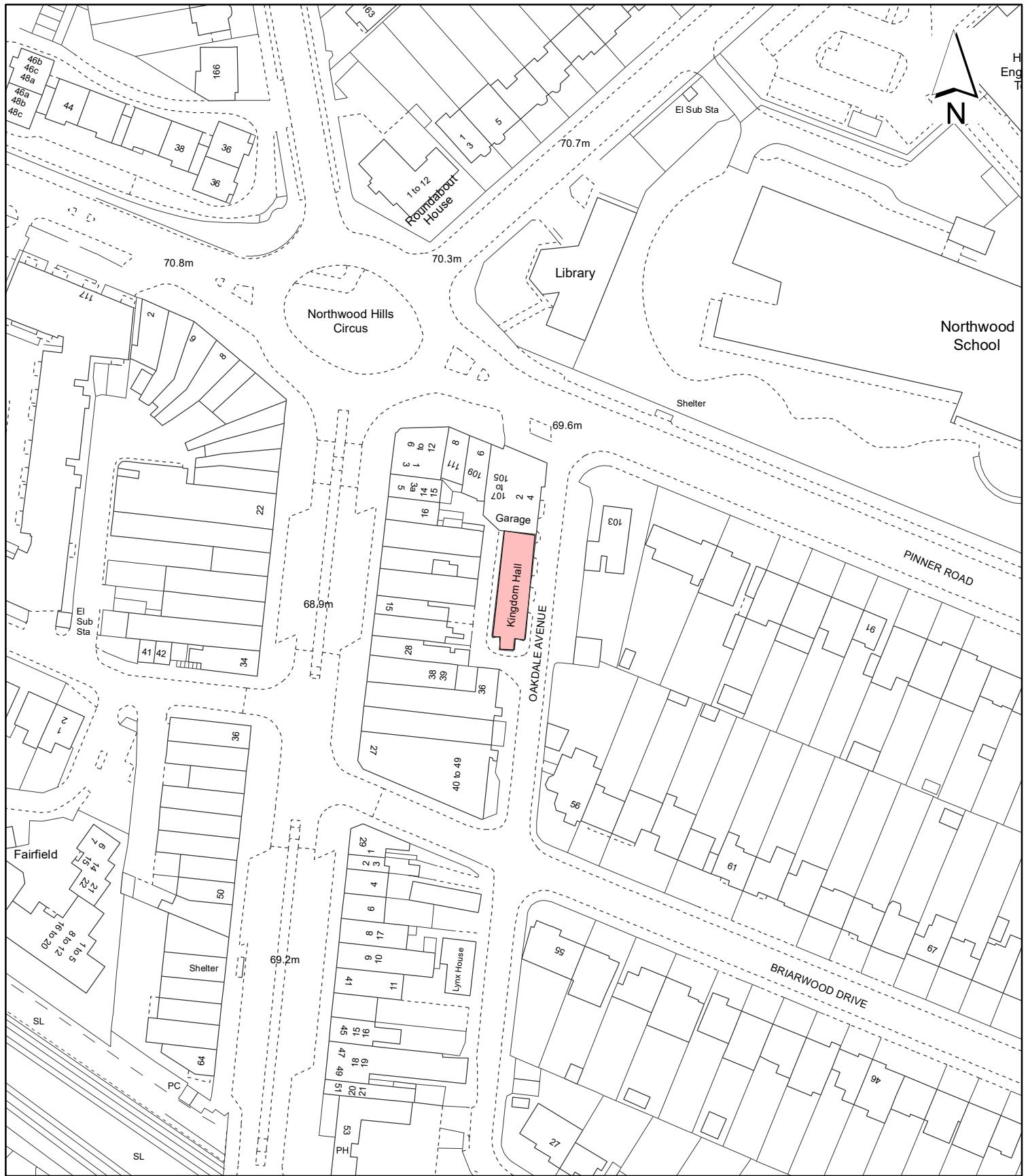
Technical Housing Standards - Nationally Described Space Standard

Hillingdon Design and Accessibility Statement: Accessible Hillingdon

National Planning Policy Framework

Contact Officer: Diane Verona

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**KINGDOM HALL OF
JEHOVAH'S WITNESSES
OAKDALE AVENUE**

**LONDON BOROUGH
OF HILLINGDON**
Residents Services
Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: 01895 250111

Planning Application Ref:

11385/APP/2020/2982

Scale:

1:1,250

Planning Committee:

North Page 82

Date:

January 2021



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2020 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publicly available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 10th December 2020 and updates the information received by Cabinet in October 2020. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2020, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of 14th October 2020 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/09/20' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund

amount is either the amount listed in the “Balance of Funds” column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled “Total Income as at 30/09/20” and “Total Income as at 31/06/20”.

4. Members should note that in the Appendix, the ‘balances of funds’ held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed “balances of funds”, i.e. the difference between income received and expenditure, is not a surplus. A majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled “balance spendable not allocated” shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 30 September 2020. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

EXTERNAL CONSULTATIONS CARRIED OUT

There are no external consultations required on the contents of this report.

BACKGROUND DOCUMENTS

District Auditor’s “The Management of Planning Obligations” Action Plan May 1999
Monitoring Officers Report January 2001
Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.
Cabinet Report December 2020.

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 2508145

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at November 2020)
			AS AT 30/09/20	AS AT 30/06/20	AS AT 30/09/20	AS AT 30/06/20	To 30/09/20	AS AT 30/09/20	AS AT 30/09/20	
		SECTION 278								
		PORTFOLIO: PLANNING TRANSPORTATION								
PT278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT278/63/175A *49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending. (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	0.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT/278/73	South Ruislip	R.A.F Northolt., South Ruislip Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried out to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,752).
PT/278/86/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	10,729.21	10,729.21	0.00	3,417.25	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £7,993.58 claimed towards remedial works & fees 13/14. Further £307.63 claimed.
PT/278/105/350 C * 122	South Ruislip	Fmr Aria Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	951,810.00	951,810.00	950,361.76	950,361.76	0.00	1,448.24	0.00	£5,000 received as a returnable deposit and £871,000 received as a bond deposit for the completion of highway works. Funds to be returned with interest on satisfactory completion of the works. Further £73,310 received and claimed by ECU for fees and checks. £2,500 to be used for payment of traffic orders. £2,500 spend towards required traffic orders for highway works. £654,301.76 (75% of bond) returned on satisfactory completion of works. Final Certificate issued. £5,000 security and remaining 25% of the bond returned Q3 2018/19.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at November 2020)
			AS AT 30/09/20	AS AT 30/06/20	AS AT 30/09/20	AS AT 30/06/20	To 30/09/20	AS AT 30/09/20	AS AT 30/09/20	
PT/278/110/413 *149	South Ruislip	Imperial House, Stonefield Way, South Ruislip (Lidl) 5039/APP/2015/4365	977,935.80	977,935.80	83,000.00	83,000.00	0.00	894,935.80	0.00	£750,233.62 received as the highways deposit sum to ensure satisfactory completion of the works. Any unspent funds to be returned to the developer on completion. Further £144,702.18 received as a returnable cash deposit for highway works. £82,000 received and claimed to cover fees associated with the works. £1,000 fees received and claimed Q3 2019.
		SECTION 278 SUB - TOTAL	2,075,318.90	2,075,318.90	1,120,018.67	1,120,018.67	0.00	955,300.23	0.00	
		SECTION 106								
		PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING								
PT/25/56 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	37,425.09	37,425.09	7,488.80	2,975.00	4,513.80	29,936.29	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Agreement obtained from the owner of the site to allow the Council to retain £30k towards public realm improvements in South Ruislip. Remaining balance (£7,425) to be returned. £30k allocated to improve the pedestrian environment under the railway bridge at South Ruislip (Cabinet Member Decision 06/12/2019). Scheme completed March 2020. Awaiting invoices.
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	35,253.56	35,253.56	28,119.15	28,119.15	0.00	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Deed of variation not required, site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/148/327 *105	Northwood Hills	Northwood School (University Technical College), Potter Street, Northwood. 12850/APP/2013/1810	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received as the travel plan bond to ensure compliance by the owner to its monitoring and reporting obligations. Funds to be returned at the end of the monitoring period (2024).
PT/181/395 *139	Northwood	Land at Northwood School, Potter Street, Northwood. 12850/APP/2014/4492	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received to be used by the Council to secure compliance with the travel plan if required. Any unspent funds to be returned at the end of the monitoring period (10 years).
PT/183/350E *140	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	40,000.00	40,000.00	0.00	0.00	0.00	40,000.00	0.00	Funds received as the Travel Plan bond to ensure compliance with the travel plans required under schedules 2 & 3 of the agreement. Unspent funds to be returned at the end of the monitoring period (10 years).
PT/205/421A	Ickenham	234- 236 Swakeleys Road, Ickenham 72634/APP/2017/769	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.00	Funds received towards the cost of the highway works identified in the agreement. No time limits for spend.
PT/213/428A	West Ruislip	Fanuc House, 1 Station Approach, Ruislip 26134/APP/2016/1987	52,281.93	52,281.93	0.00	0.00	0.00	52,281.93	52,281.93	Contribution received towards town centre and highway improvements in the immediate vicinity of the site. No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at November 2020)
			AS AT 30/09/20	AS AT 30/06/20	AS AT 30/09/20	AS AT 30/06/20	To 30/09/20	AS AT 30/09/20	AS AT 30/09/20	
PT/225/437A	Eastcote	Audit House, 260 Field End Road, Eastcote 19365/APP/2017/3088	37,315.23	37,315.23	19,299.11	13,868.94	5,430.17	18,016.12	0.00	Funds received to be used towards public realm enhancements along the eastern side of Field End Road between Eastcote Underground Station and Woodlands Avenue. Funds to be spent within 10 years of receipt (April 2029). £31,500 allocated towards street lighting improvements (Cabinet Member Decision 29/11/2019). Remaining balance (£5,815) allocated towards Eastcote Town Centre scheme (Cabinet Member Decision 18/03/2020). Scheme complete awaiting invoices.
		PLANNING TRANSPORTATION SUB - TOTAL	245,275.81	245,275.81	54,907.06	44,963.09	9,943.97	190,368.75	52,281.93	
		PLANNING TRANSPORTATION TOTAL	2,320,594.71	2,320,594.71	1,174,925.73	1,164,981.76	9,943.97	1,145,668.98	52,281.93	
		PORTFOLIO: EDUCATION CHILDREN & YOUTH SERVICES								
EYL/251/444A	Cavendish	138 Linden Avenue, Ruislip 1112/APP/2012/1922	13,658.12	13,658.12	0.00	0.00	0.00	13,658.12	13,658.12	Funds received towards providing educational improvements or facilities in the Authority's area to included new school facilities, improvements to existing school facilities to accommodate extra children, improvement and expansion to playground and external leisure spaces (see agreement for details). No time limits.
		EDUCATION, CHILDREN & YOUTH SUB - TOTAL	13,658.12	13,658.12	0.00	0.00	0.00	13,658.12	13,658.12	
		PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION		0.00		0.00				
PPR/77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip 66985/APP/2011/3049	25,330.03	25,330.03	17,744.00	17,744.00	0.00	7,586.03	0.00	Contribution received towards the provision of CCTV, lighting, safety improvements to public transport facilities and car parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (Feb 2019). Funds allocated towards lighting improvements in Pembroke Road, Ruislip (Cabinet Member Decision 04/10/2018). Scheme completed January 2019. Remaining balance can be retained towards another eligible scheme.
PPR/90/331B	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. No time limit for spend.
PPR/91/331C	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution to be used by the Council towards community facilities in the Authority's area. No time limit for spend.
PPR/114/380A	Ickenham	211-213 Swakeleys Rd, Ickenham. 70701/APP/2015/3026	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/115/381	South Ruislip	555 Stonefield Way, Ruislip	14,600.00	14,600.00	0.00	0.00	0.00	14,600.00	14,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/119/385A	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 196/APP/2013/2958	26,307.20	26,307.20	0.00	0.00	0.00	26,307.20	26,307.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/120/350D	South Ruislip	Former Arla Dairy site, Victoria Road, Ruislip. 6619/APP/2014/1600	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds to be used by the Council towards a work place co-ordinator payable per phase (phase1 payment received). Funds to be spent within 7 years of receipt (September 2023).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at November 2020)
			AS AT 30/09/20	AS AT 30/06/20	AS AT 30/09/20	AS AT 30/06/20	To 30/09/20	AS AT 30/09/20	AS AT 30/09/20	
PPR/134/411A	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	37,100.00	37,100.00	0.00	0.00	0.00	37,100.00	37,100.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/143	Northwood	36-40 Rickmansworth Road, Northwood. 69978/APP/2016/2564	20,117.50	20,117.50	0.00	0.00	0.00	20,117.50	20,117.50	Funds received towards providing construction training courses delivered by recognised providers and the provision of a construction workplace coordinator within the Authority's area. No time limit for spend.
PPR/147/428B	West Ruislip	Fanuc House, 1 Station Approach, Ruislip 26134/APP/2016/1987	3,600.00	3,600.00	0.00	0.00	0.00	3,600.00	3,600.00	Funds received towards providing construction training courses delivered by recognised providers and the provision of a construction workplace coordinator within the Authority's area. No time limit for spend.
PPR/153/439A	Northwood	St Helens College, Eastbury Road, Northwood. (7402/APP/2018/3445)	3,600.00	3,600.00	0.00	0.00	0.00	3,600.00	3,600.00	Funds received towards the provision of a construction workplace co-ordinator. No time limit for spend.
PPR/155/445A	Northwood Hills	St Johns School, Potter Street Hill, Northwood 10795/APP/2018/149	19,551.58	19,551.58	0.00	0.00	0.00	19,551.58	19,551.58	Funds received towards providing construction training courses delivered by recognised providers and the provision of a construction workplace coordinator within the Authority's area. Funds to be spent within 7 years of receipt (December 2026)
PPR/157/443A	South Ruislip	Stonefield Close, Production Facility, Stonefield Close & Stonefield Way 1660/APP/2019/1018	40,259.52	40,259.52	0.00	0.00	0.00	40,259.52	40,259.52	Funds received towards providing construction training courses delivered by recognised providers and the provision of a construction workplace coordinator within the Authority's area. Funds to be spent within 7 years of receipt (March 2027)
		COMMUNITY, COMMERCE & REGENERATION TOTAL	224,665.83	224,665.83	17,744.00	17,744.00	0.00	206,921.83	199,335.60	
		PORTFOLIO: CENTRAL SERVICES, CULTURE & HERITAGE								
CSL/6/189A	Ruislip	30 Kings End, Ruislip, 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	32.50	32.50	0.00	9,305.93	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. £782 from this contribution has been allocated towards new equipment at Manor Farm Library (Cabinet Member decision 29/03/2016)
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby by community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	13,338.00	13,338.00	0.00	0.00	0.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Funds spent towards the Libraries Refurbishment Programme as part of the end of year closing of accounts. Spend subject to formal approval.
		CENTRAL SERVICES, CULTURE & HERITAGE - TOTAL	35,550.91	35,550.91	13,370.50	13,370.50	0.00	22,180.41	0.00	
		PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES								

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at November 2020)
			AS AT 30/09/20	AS AT 30/06/20	AS AT 30/09/20	AS AT 30/06/20	To 30/09/20	AS AT 30/09/20	AS AT 30/09/20	
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	38,258.39	32,124.97	32,124.97	0.00	6,133.42	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010). Works complete Dec 12. Accounting adjustment made, scheme to be closed.
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham, 38402/APP/2007/1072	146,879.75	146,879.75	44,059.48	44,059.48	0.00	102,820.27	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). £15,191.56 Spend towards maintenance costs 2012/13. Maintenance costs claimed 2014/15. Maintenance costs claimed 2015/16.
E/66/239D	Eastcote	Highgrove House, Easctoe Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,614.17	9,614.17	9,614.17	9,614.17	0.00	0.00	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated and spent towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). Diminuus balance (£385.83) transferred to
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	50,000.00	50,000.00	40,000.00	35,000.00	5,000.00	10,000.00	0.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012). Spend towards stock fencing and ditch restoration. £5,000 spent towards access improvements. Further £15,000 allocated towards the management of Ten Acre Woods (Cabinet Member Decision 22/07/2016). £5,000 spent towards essential tree works 2016/17. £5,000 spent towards ditch restoration 2017/18. £20,000 received as final payment. Funds to be spent by May 2029. £5,000 spent towards riverbank reinstatement 2018/19. Remaining balance (£20k) allocated towards further 4 year programme of works (Cabinet Member Decision 18/10/2019). £5k spent towards maintenance works 2019/20. £5k spent towards maintenance works 2020/21.
E/86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	23,854.00	23,854.00	0.00	6,755.90	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits. Funds allocated towards the refurbishment of a single tennis court at Northwood Recreation Ground (Cabinet Member Decision 19/10/2018). Tennis Court refurbished March 2019. Awaiting fitting of new locking system.
E/99/350B	West Ruislip	Fmr Aria Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	50,000.00	50,000.00	43,975.00	42,975.00	9,575.00	6,025.00	0.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Sept 2022). £34,400 allocated and spent towards maintaining the Borough's air quality monitoring network (Cabinet Member Decision 15/11/2019). Remaining balance £15,600 allocated towards Ruislip Air Quality Focus Area (Cabinet Member Decision 20/03/2020).
E/108/380B	Ickenham	211-213 Swakeleys Rd, Ickenham 70701/APP/2015/3026	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at November 2020)
			AS AT 30/09/20	AS AT 30/06/20	AS AT 30/09/20	AS AT 30/06/20	To 30/09/20	AS AT 30/09/20	AS AT 30/09/20	
E/111/385C	Northwood Hills	Frank Welch Court, High Meadow, Pinner. 196/APP/2013/2958	31,369.64	31,369.64	0.00	0.00	0.00	31,369.64	0.00	Contribution received to improve the ecological facilities at Pinn meadows including; access for river dipping, creation of an Ox- bow pond, creation of wildflower meadow (see agreement for details). No time limit for spend. Funds allocated towards ecological improvements at Long Meadow and Kings College Playing fields (Cabinet Member Decision 20/06/2019). £5,000 spend coded to this scheme in error (Q3). Corrected this quarter.
E/122/406	South Ruislip	23 Stonefield Way, South Ruislip 25508/APP/2014/3570	15,355.00	15,355.00	0.00	0.00	0.00	15,355.00	15,355.00	Funds received as the air quality contribution to be used towards air quality improvements in the Borough. No time limits for spend.
E/124/411B	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	18,310.23	18,310.23	0.00	0.00	0.00	18,310.23	18,310.23	Funds received to be used by the Council towards off site carbon reduction measures, schemes and initiatives to mitigate the development. No time limits for spend.
E/128/416	Ickenham	Vyners School, Warren Rd, Ickenham 4514/APP/2017/1771	70,000.00	70,000.00	0.00	0.00	0.00	70,000.00	70,000.00	Contribution received as the drainage improvement contribution to be used to improve drainage in the Authority's area, including improvements to two pitches at Hillingdon House Farm. No time limits for spend.
E/144/447A	South Ruislip	Acol Early Learning Centre, Ruislip 67607/APP/2017/4627	42,624.00	42,624.00	0.00	0.00	0.00	42,624.00	42,624.00	Funds received towards off site carbon reduction measures in order to mitigate the development. No time limits for spend.
E/145/443B	South Ruislip	Stonefield Close, Production Facility, Stonefield Close & Stonefield Way 1660/APP/2019/1018	10,247.42	10,247.42	0.00	0.00	0.00	10,247.42	10,247.42	Funds received as the "Yeading Brook Infrastructure Contribution" to deliver green infrastructure within the Yeading Brook catchment area. Funds to be spent within 7 years of receipt (March 2027).
		FINANCE PROPERTY & BUSINESS SERVICES SUB -TOTAL	525,768.50	525,768.50	193,627.62	187,627.62	14,575.00	332,140.88	169,036.65	
		PORTFOLIO: SOCIAL CARE, HEALTH & WELLBEING								
H/11/195B *57	Ruislip	Highgrove House, Easctoe Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/22/239E *74	Eastcote	Highgrove House, Easctoe Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/36/299D *94	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/44/319D *103	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	24,312.54	24,312.54	0.00	0.00	0.00	24,312.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/46/323G *104	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	14,126.88	14,126.88	0.00	0.00	0.00	14,126.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at November 2020)
			AS AT 30/09/20	AS AT 30/06/20	AS AT 30/09/20	AS AT 30/06/20	To 30/09/20	AS AT 30/09/20	AS AT 30/09/20	
H/48/331E *107	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	4,320.40	4,320.40	0.00	0.00	0.00	4,320.40	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/51/231H *110	Ruislip	Fmr RAF West Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2013/2685 & 38402/APP/2012/1033	17,374.27	17,374.27	0.00	0.00	0.00	17,374.27	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/54/343D *112	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/20131094	17,600.54	17,600.54	17,600.54	0.00	17,600.54	0.00	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits. Second instalment (£8,901.77) received towards the same purpose. Funds allocated towards expansion of clinical space at Harefield Health Centre (Cabinet Member Decision 14/08/2020). Contribution transferred to NHS Property Services (Q2).
H/53/346D *113	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,434.88	8,434.88	0.00	0.00	0.00	8,434.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/57/351D *116	Northwood	103, 105 & 107 Ducks Hill Road, Northwood. 64345/APP/2014/1044	6,212.88	6,212.88	0.00	0.00	0.00	6,212.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/63/385D *130	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 186/APP/2013/2958	10,195.29	10,195.29	0.00	0.00	0.00	10,195.29	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
		SOCIAL CARE HEALTH & WELLBEING SUB-TOTAL	125,452.33	125,452.33	17,600.54	0.00	17,600.54	107,851.79	0.00	
		PORTFOLIO: HOUSING & ENVIRONMENT								
H/43/319C	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	221,357.83	221,357.83	0.00	0.00	0.00	221,357.83	221,357.83	Contribution to be used towards the cost of providing affordable housing in the Authority's area. No time limits for spend.
H/45/323F	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	86,000.00	86,000.00	0.00	0.00	0.00	86,000.00	86,000.00	Contribution received towards subsidised housing available through a Registered Provider to persons who cannot afford to rent or buy houses generally available on the open market. No time limit for spend.
H/52/205G	Eastcote	Former RAF Eastcote (Pembroke Park), Lime Grove, Ruislip 10189/APP/2014/3354 & 3359/3358 & 3360	298,998.00	298,998.00	0.00	0.00	0.00	298,998.00	298,998.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. No time limit for spend.
H/72/411C	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	254,308.70	254,308.70	0.00	0.00	0.00	254,308.70	254,308.70	Contribution received towards the provision of off site affordable housing available through a registered provider to persons who cannot afford to rent or buy housing generally available on the open market. No time limit for spend.

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STRICTLY NOT FOR PUBLICATION

Exempt information by virtue of paragraph(s) 1, 2, 7 of Part 1 of Schedule 12A
of the Local Government Act 1972 (as amended).

Agenda Item 12

Document is Restricted

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STRICTLY NOT FOR PUBLICATION

Exempt information by virtue of paragraph(s) 1, 2, 7 of Part 1 of Schedule 12A
of the Local Government Act 1972 (as amended).

Agenda Item 13

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STRICTLY NOT FOR PUBLICATION

Exempt information by virtue of paragraph(s) 1, 2, 7 of Part 1 of Schedule 12A
of the Local Government Act 1972 (as amended).

Agenda Item 14

Document is Restricted

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Plans for North Applications Planning Committee

Thursday 28th January 2021



HILLINGDON
LONDON

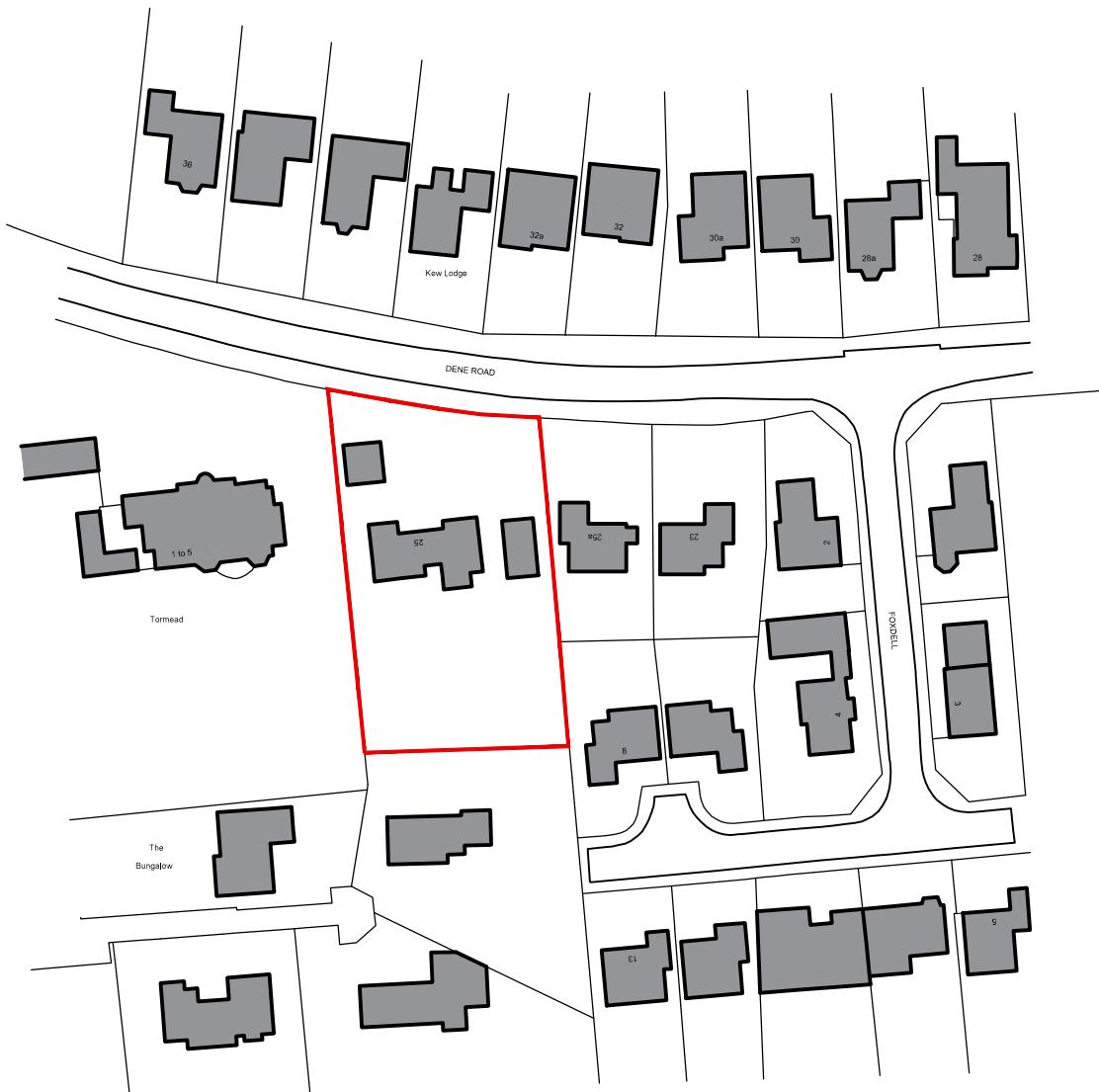
Report of the Head of Planning, Transportation and Regeneration

Address 25 DENE ROAD NORTHWOOD

Development: Replacement of existing buildings with a 2.5 storey building comprising 5 x 3-bed and 3 x 2-bed self contained flats, parking, landscaping works and widening of vehicular crossover to front

LBH Ref Nos: 46479/APP/2020/3055

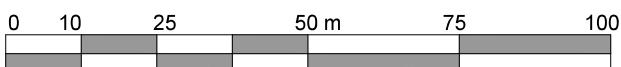
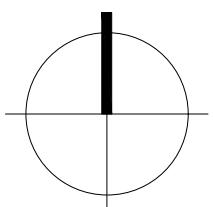
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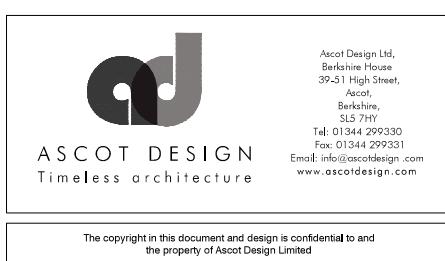
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LOCATION PLAN (1:1250)

NORTH



Scale 1:1250



Status	PLANNING		
Client			
GAVACAN HOMES LIMITED			
Project Title			
25 DENE ROAD, NORTHWOOD, HA6 2BX		Date	Drawn
Page 121		SEP '20	-
DRAWING No.		Rev.	
19 - J2751- LP01		-	

Rev.	Date	Drawn
LOCATION PLAN		
Scale	Date	Drawn
1:1250 @ A4	SEP '20	-
DRAWING No.		Rev.
19 - J2751- LP01		-



NORTH

20
15
10
5 m
0 1 2 3 4 5 m
Scale 1:200

Rev. A Date 08/10/20 Drive width added
Status PLANNING ISSUE



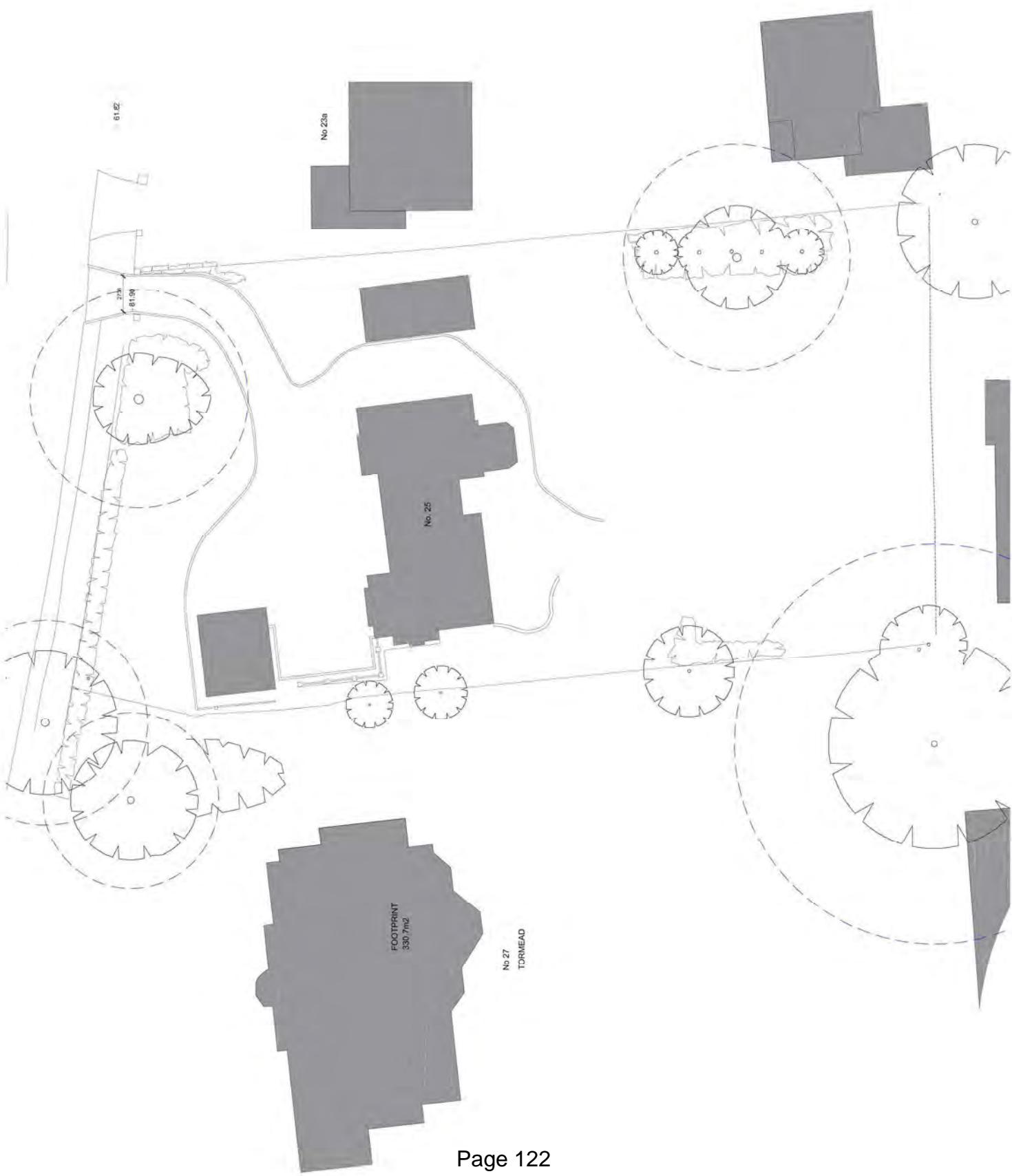
ASCOT DESIGN

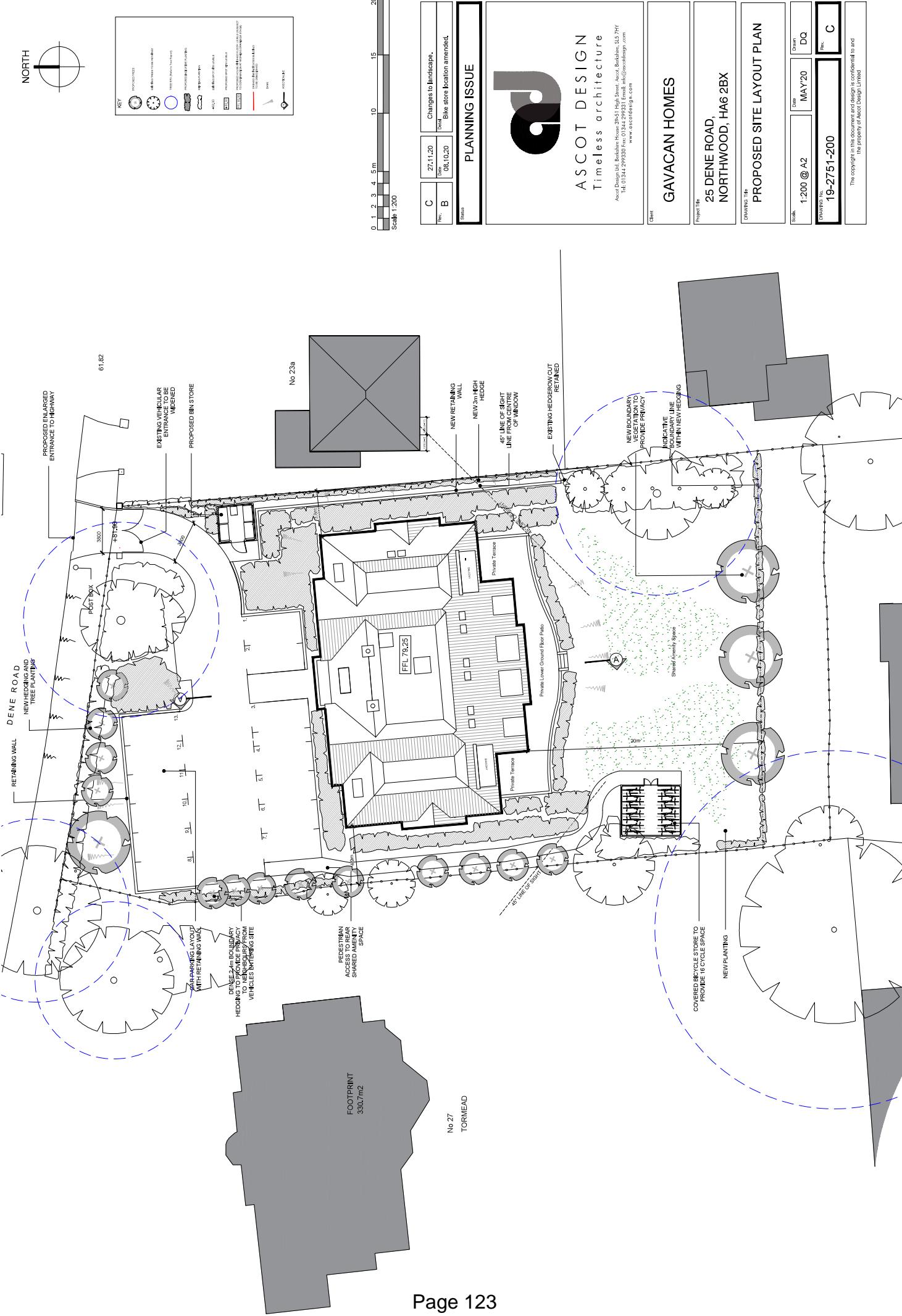
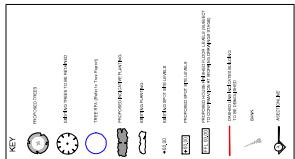
Timeless architecture
Ascot Design Ltd, Beckhouse 3, 3rd fl, 17 High Street, Beckhouse, Huddersfield, HD9 7EP
(01484 299300) Fax (01484 299301) Email: ascotdesign@btconnect.com

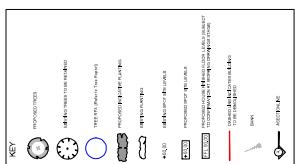
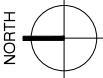
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GAVACAN HOMES
Project Ref: 25 DENE ROAD,
NORTHWOOD, HA6 2BX

DRAWING TITLE: EXISTING SITE LAYOUT PLAN
Scale: 1:200 @ A2 Date: SEP/20 DQ
Prepared by: 19-2751-213 Drawing No: A
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Scale: 1:200

C 14.12.20 Amendments to Landscape
Rev. B 08.10.20 General site amendments
Status

PLANNING ISSUE



ASCOT DESIGN

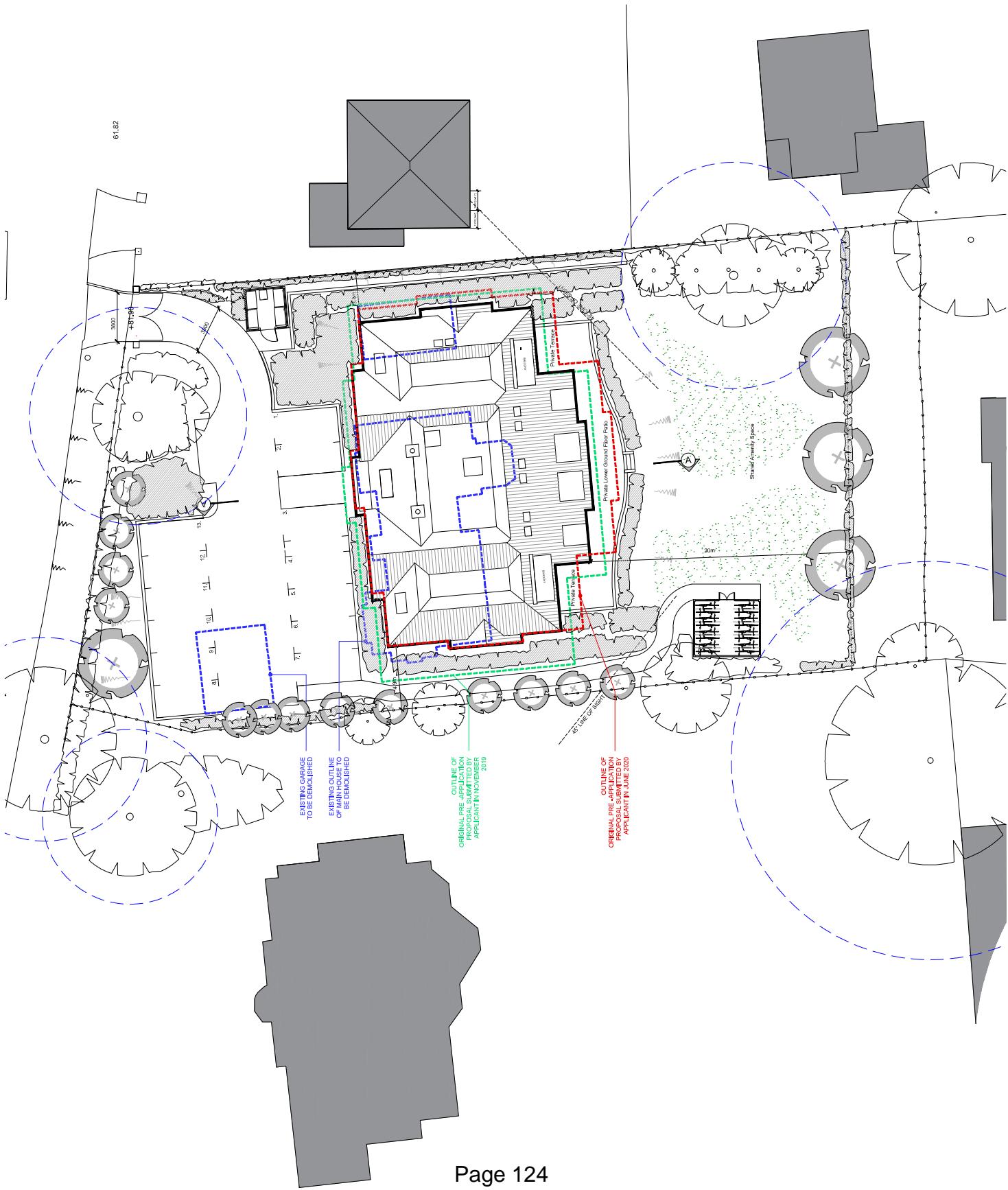
Timeless architecture
Ascot Design Ltd, Birkdale House, 295a High Street, Birkdale, 35.5 7HY
Tel: 01544 299200 Email: info@ascotdesign.com
www.ascotdesign.com

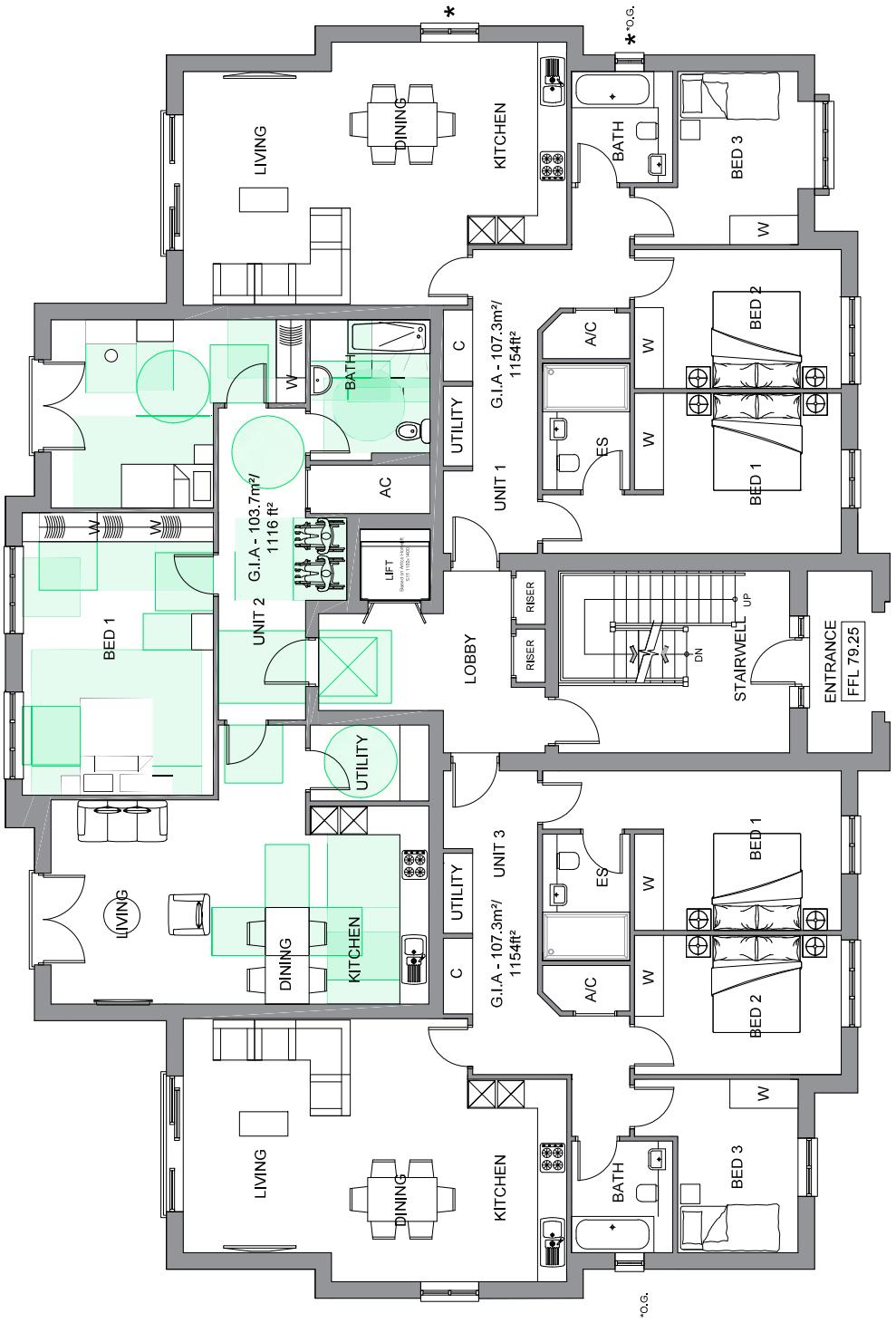
GAVACAN HOMES

Project Ref: 25 DENE ROAD,
NORTHWOOD, HA6 2BX
Drawing Ref: 19-2751-200.1
Scale: 1:200 @ A2 Date: SEP20
Ref: SC

PROPOSED SITE LAYOUT PLAN PRE APP COMPARISON

Ref: C
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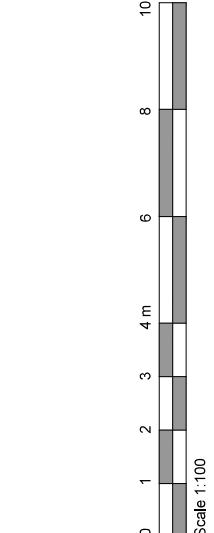




PROPOSED GROUND FLOOR PLAN

* O.G. DENOTES NON OPENABLE OBSCURE GLAZED WINDOW
BELOW 1.7m OFF FFL

WHEELCHAIR MOBILITY SPACE

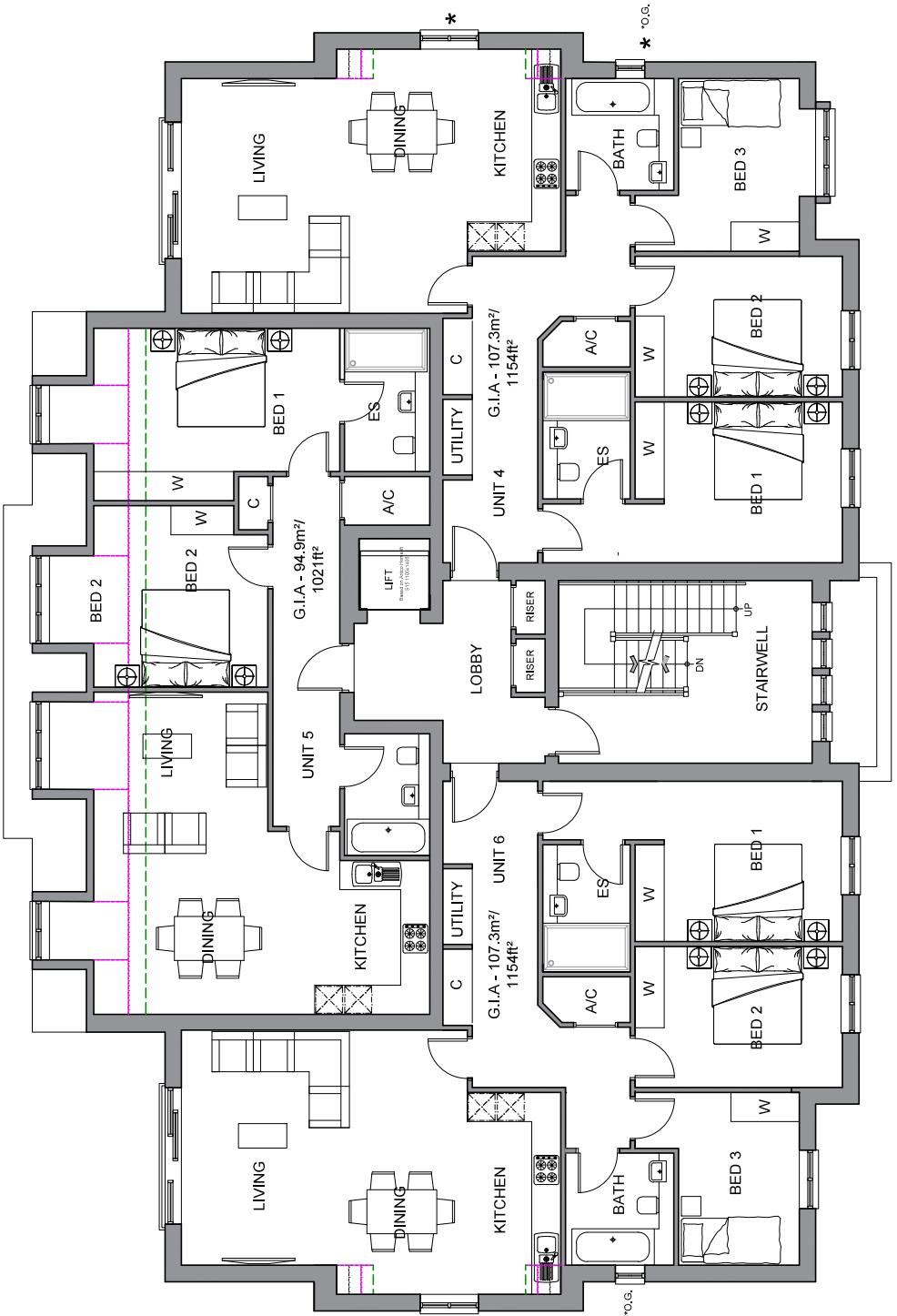


Page 126

C	30.11.20	Changes to Units 1 and 3	
B	27.11.20	Notes to slide windows added	
A	02.09.20	Mass and bulk reduced	
		Detail	
PROPOSED GROUND FLOOR PLAN			
DRAWING Title			
Scale@		1:100 @ A3	
Drawing No.		19 - 2751 - 203	
Date		MAY '20	
Drawn		DQ	
Rev.		C	

 <p>ACCO DESIGN LTD. Architects & Planners Timeless architecture</p>	<p>PLANNING</p> <p>Acco Design Ltd. Berthine & Rose, 38-51 High Street, Aspet, Bexhill-on-Sea, TN5 1AY Tel. 0344 2992330 Fax. 0344 2993331 Email: info@accodesign.com www.accodesign.com</p>	<p>GAVACAN HOMES</p> <p>Acco Design Ltd. Berthine & Rose, 38-51 High Street, Aspet, Bexhill-on-Sea, TN5 1AY Tel. 0344 2992330 Fax. 0344 2993331 Email: info@accodesign.com www.accodesign.com</p>
<p>Status</p> <p>Client</p>	<p>Project Title</p> <p>25 DENE ROAD, NORTHWOOD, HA6 2BX</p>	<p>The copyright in this document and design is confidential to and the property of Acco Design Limited</p>

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PROPOSED FIRST FLOOR PLAN

* O.G. DENOTES NON OPENABLE OBSCURE GLAZED WINDOW
BELOW 1.7m OFF FFL



ASCOT DESIGN Timeless architecture

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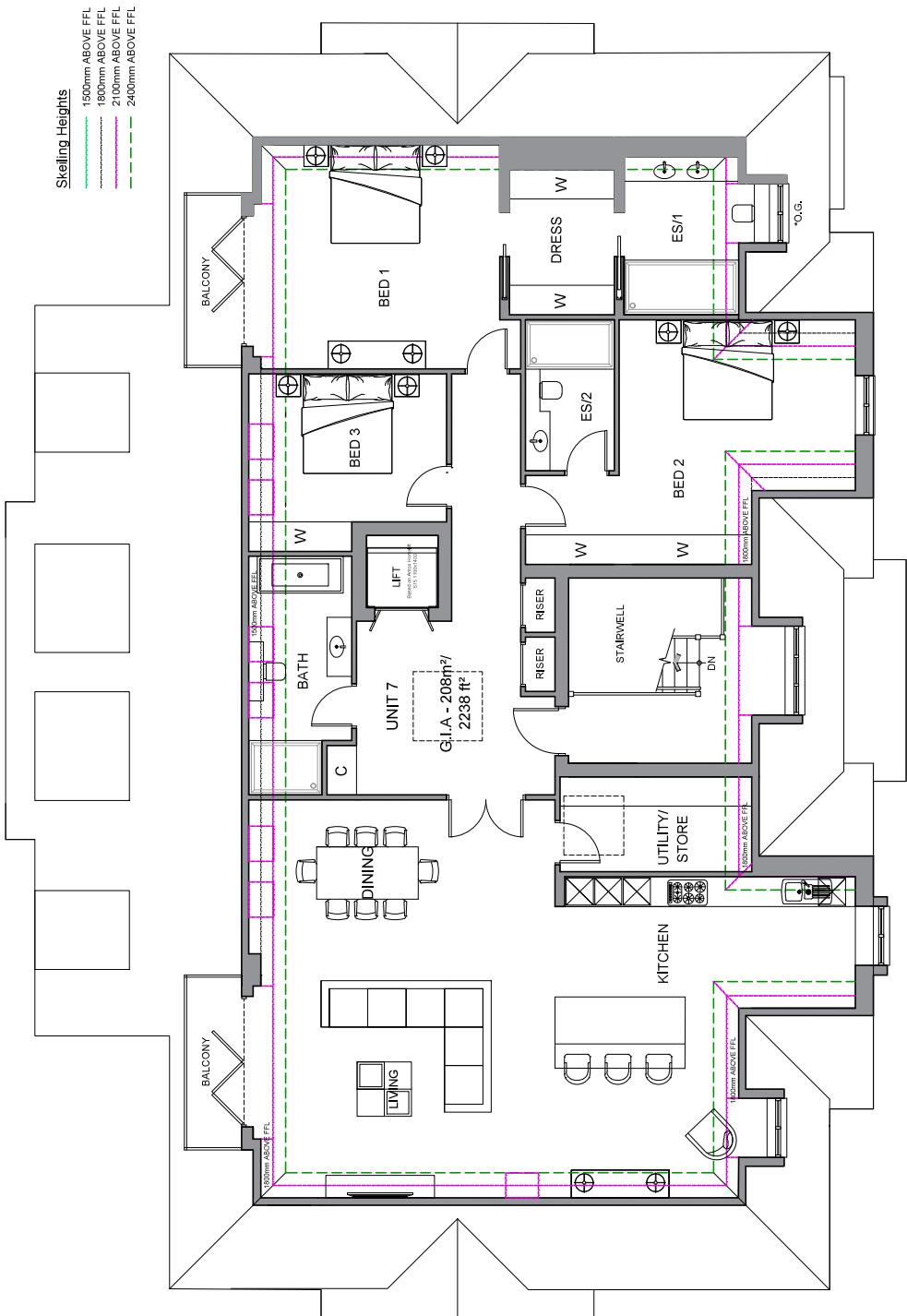
PROPOSED FIRST FLOOR PLAN	
DRAWING File 1:100 @ A3 Smith,	MAY 20 Date Drawn DQ
DRAWING No. 19 - 2751 - 204	

GAVACAN HOMES

25 DENE ROAD,
NORTHWOOD, HA6 2BX

ASCOT DESIGN
Timeless architecture

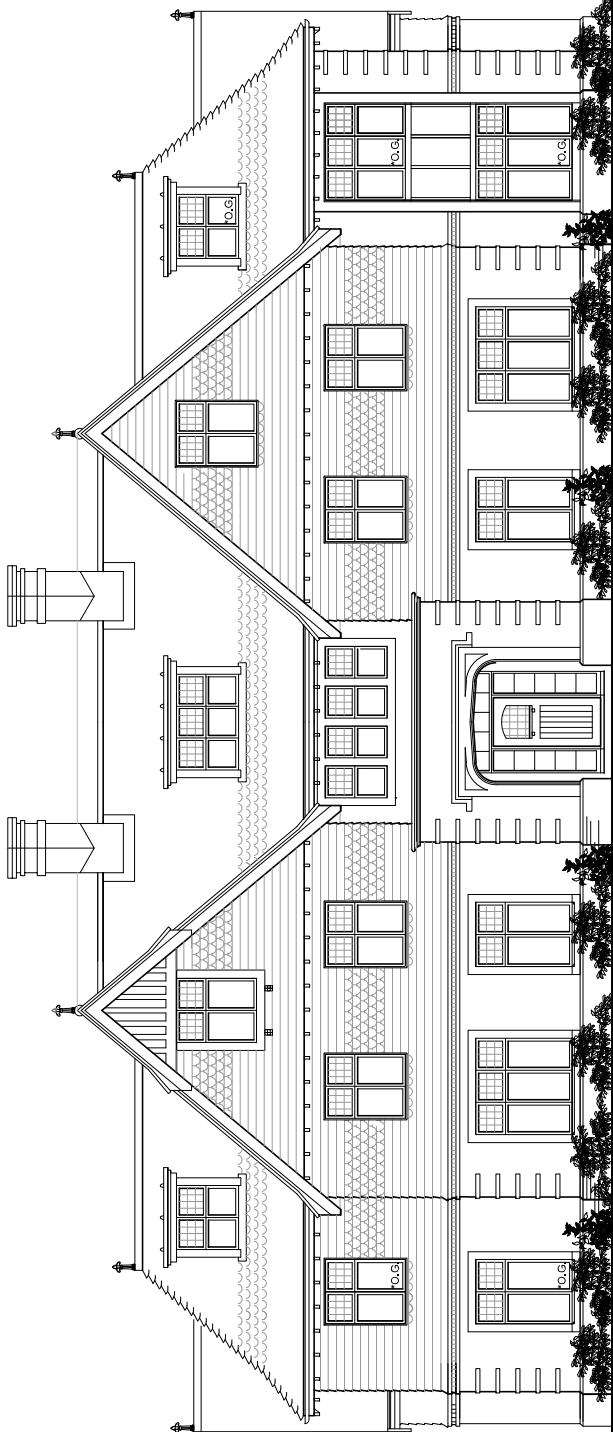
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PROPOSED SECOND FLOOR PLAN

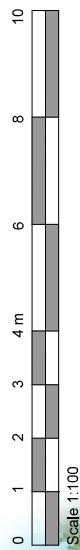
*O.G. DENOTES OBSCURE GLAZED WINDOW

PLANNING	Rev. A	Date 02.09.20	Detail	Mass and bulk reduced
PROPOSED SECOND FLOOR PLAN				
Drawn by	1:100 @ A3	Date MAY '20	Drawn DQ	Page A
Sheet No.	19 - 2751 - 205			
GAVACAN HOMES				
Project Title	25 DENE ROAD, NORTHWOOD, HA6 2BX			
Client	Ascot Design Ltd, Berkeley House, 39-41 High Street, Ascot, Berkshire, SL5 7HY Tel 01344 295330 Fax 01344 297331 Email info@ascotdesign.com www.ascotdesign.com			
Architect	ASCOT DESIGN Timeless architecture The copyright in this document and design is confidential and the property of Ascot Design Limited			



FRONT ELEVATION
*O.G. DENOTES OBSCURE GLAZED WINDOW

Ref:	A	Date:	02.09.20	Detail:	Mass and bulk reduced
PROPOSED FRONT ELEVATION					
Client:	GAVACAN HOMES		Drawn:	MAY '20	DQ
Project:	25 DENE ROAD, NORTHWOOD, HA6 2BX		Drawing No.:	19 - 2751 - 206.1	A
AS COT DESIGN Timeless architecture					
 Ascot Design Ltd, Beresine House, 39-41 High Street, Ascot, Berkshire, SL5 7HY Tel 01344 295330 Fax 01344 297331 Email: info@ascotdesign.com www.ascotdesign.com					
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SIDE ELEVATION

★ *G DENOTES NON OPENABLE OBSCURE GLAZED WINDOW
BELOW 1m OFF FFL
OUTLINE OF LOWER GROUND FLOOR PLAN

LIGHT WELL



FLANK ELEVATION

— O.S. DENOTES OBSCURE GLAZED WINDOW

OUTLINE OF LOWER GROUND FLOOR PLAN

— LIGHT WELL

C	02/12/20	Changes to elevations
B	27/11/20	Notts to side windows added
A	02/09/20	Dosa Mass and bulb reduced

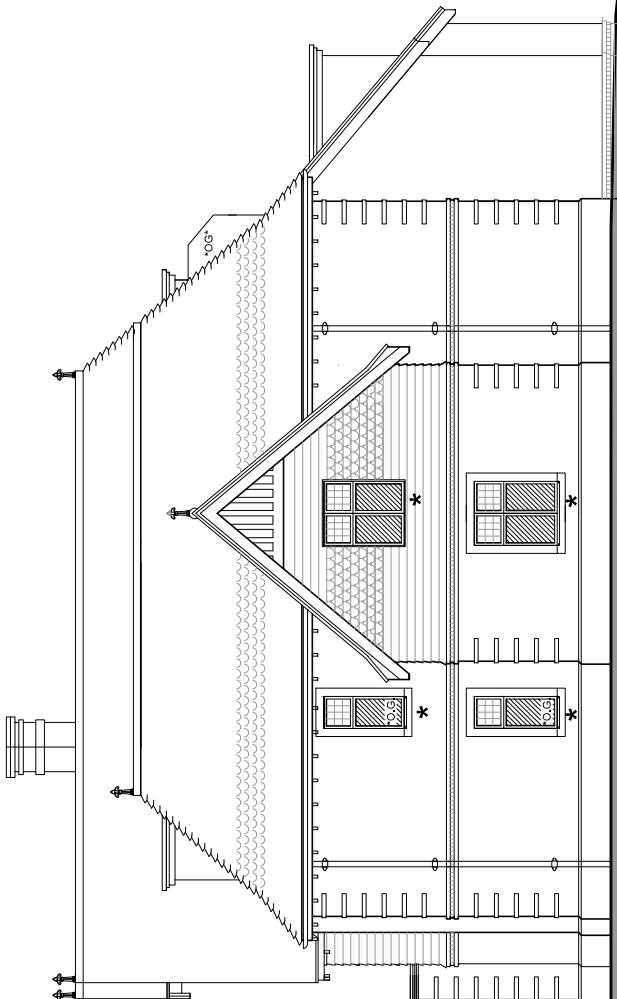
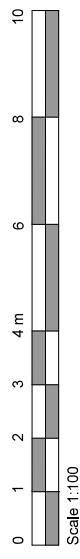
Status	PLANNING
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	ASCOT DESIGN
	Timeless architecture
	Ascot Design Ltd, Bedale House, 39a High Street, Bedale, North Yorkshire, LS17 7HY Tel: 01642 297930 Fax: 01642 297950 Email: ascotdesign.com

Project Title	PROPOSED SIDE AND FLANK ELEVATIONS - COLOURED
Date	MAY 20

Submit	1:100 @ A3	Date	MAY 20
Drawing No.	19 - 02751 - 207	Drawn	DQ

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SIDE ELEVATION

* 'O.G.' DENOTES NON OPENABLE OBSCURE GLAZED WINDOW

B	30.11.20	Changes to side elevation
A	02.09.20	Mass and bulk reduced
Status		
		PLANNING

AS C O T D E S I G N
Timeless architecture
Ascot Design Ltd, Beddalline House, 391 High Street, Ascot, Berkshire, SL5 7HY
Tel: 01442 299300 Fax: 0118 9584500 Email: ascotdesign@btconnect.com
www.ascotdesign.com

Client

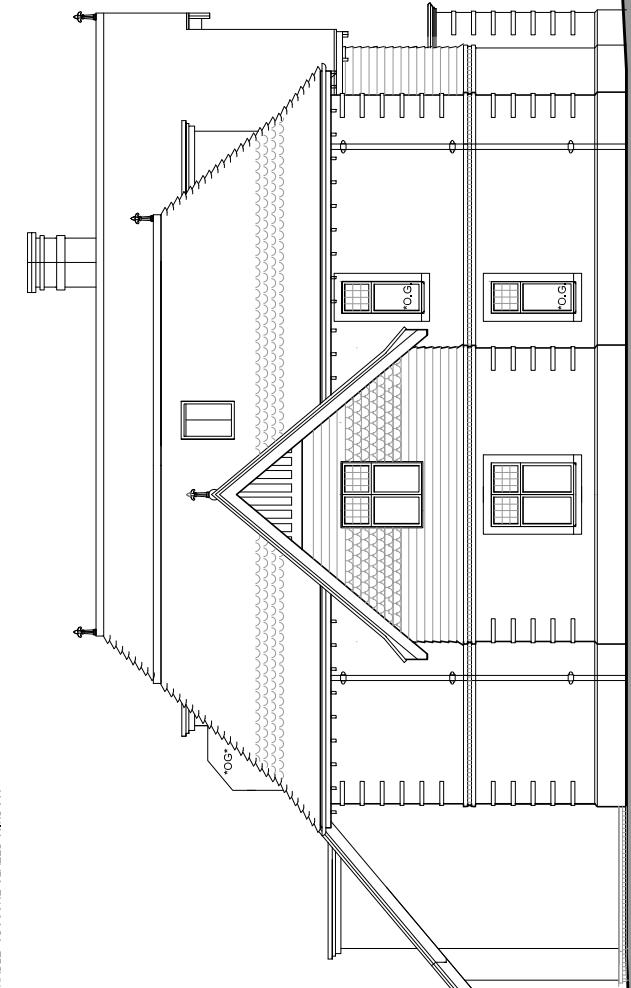
GAVACAN HOMES LIMITED

Project Title	25 DENE ROAD
Address	NORTHWOOD, HA6 2BX

Drawing Ref	1:100 @ A3
Date	MAY 20
Drawn	DQ

Drawing Ref	19 - J2751 - 207.1
Date	B

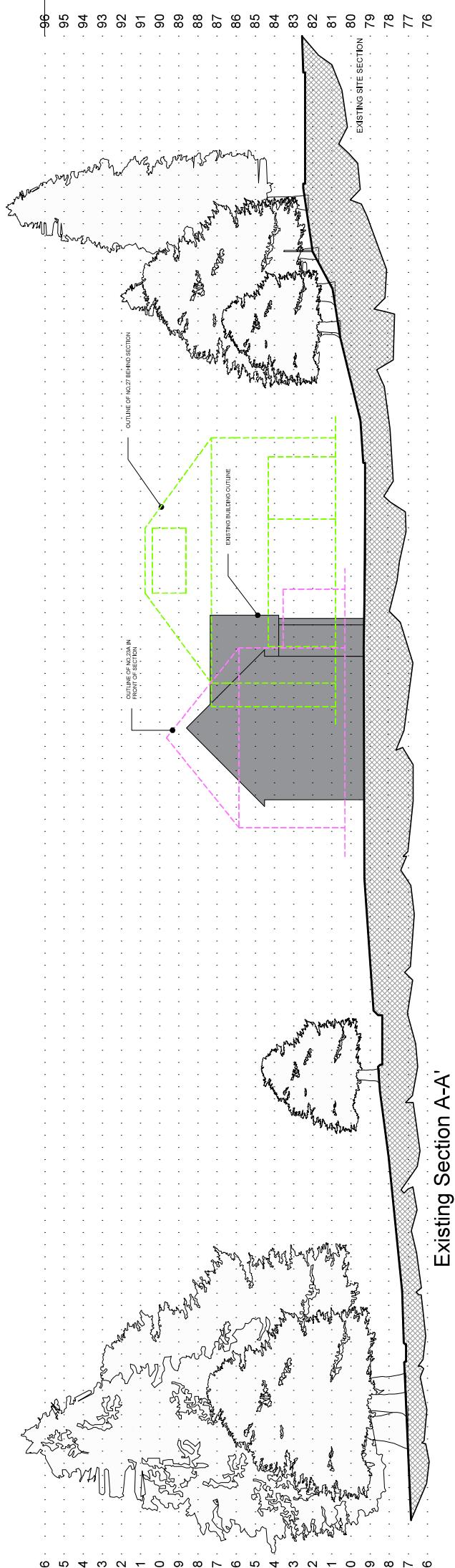
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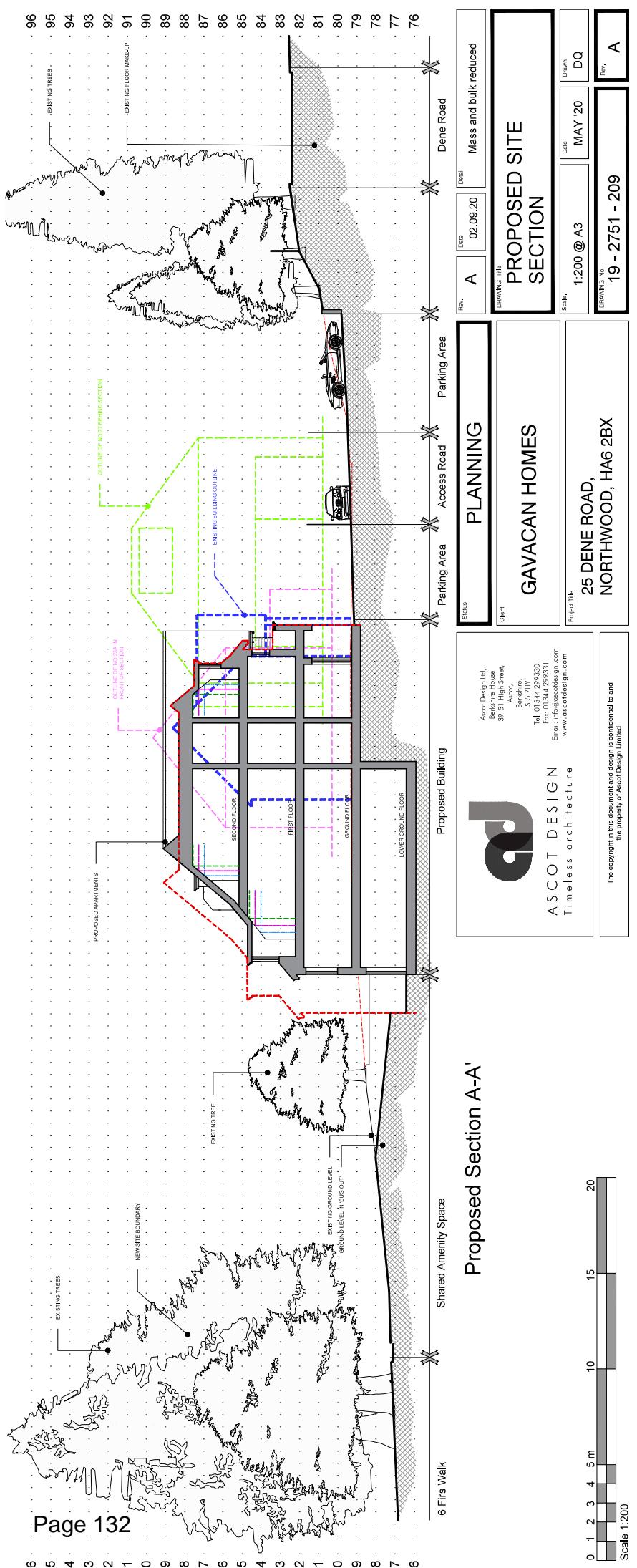
FLANK ELEVATION

OUTLINE OF LOWER GROUND FLOOR PLAN

LIGHT WELL



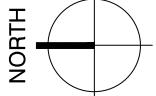
Existing Section A-A'



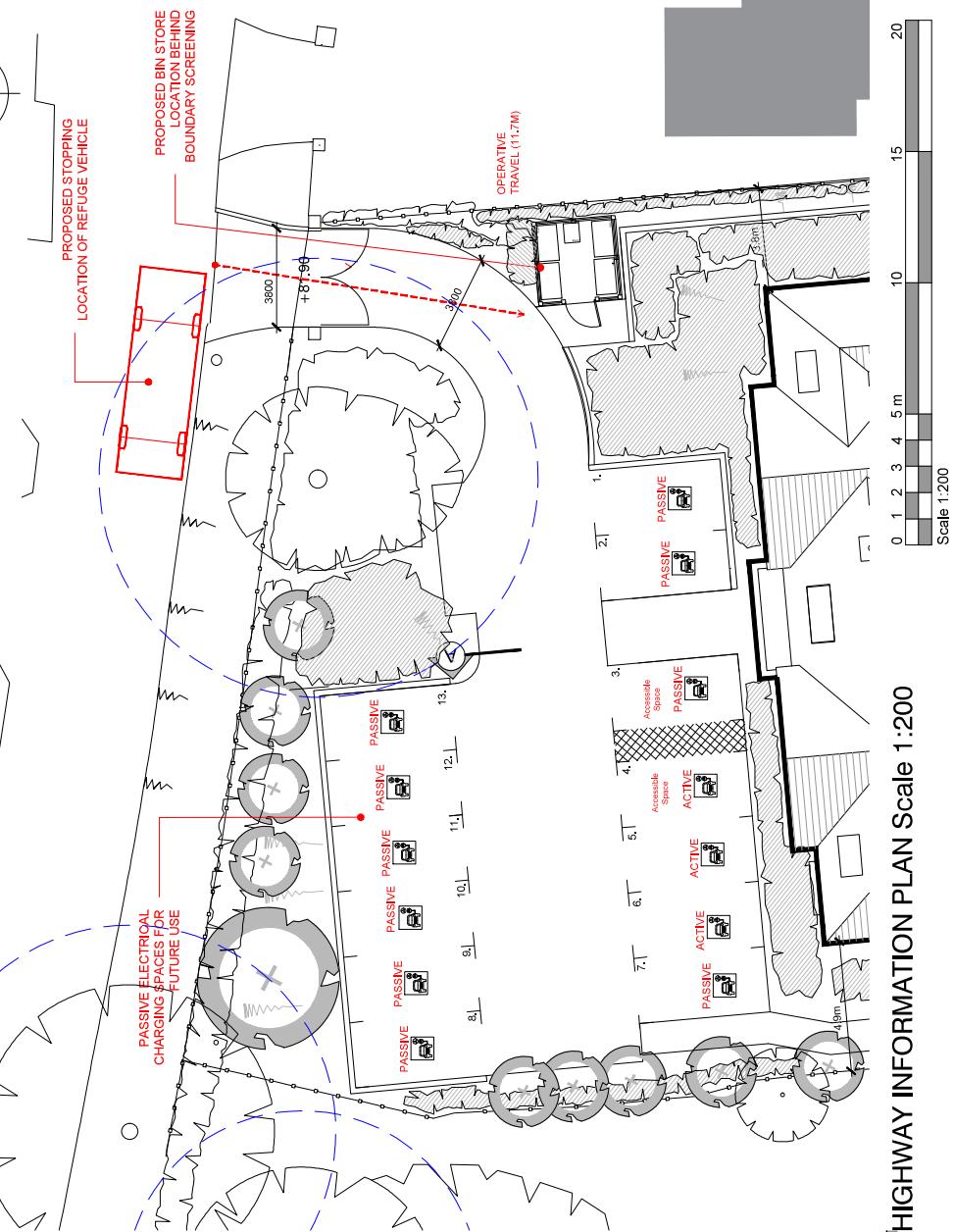
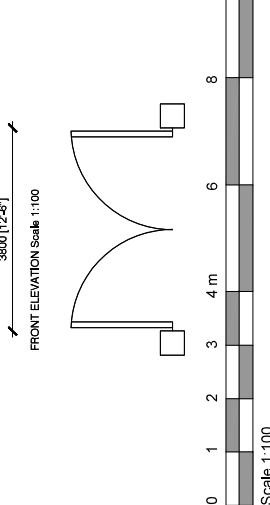
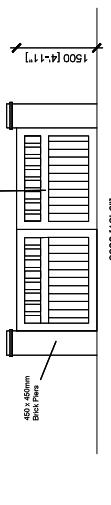
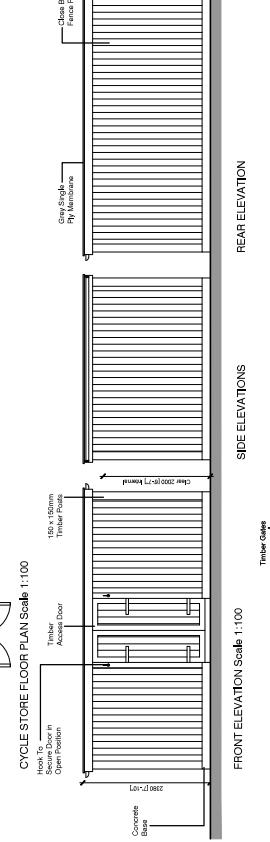
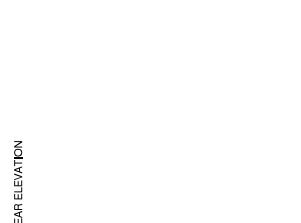
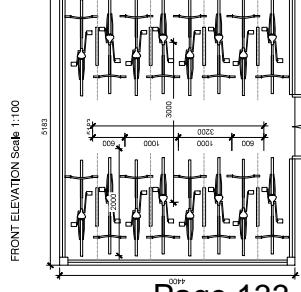
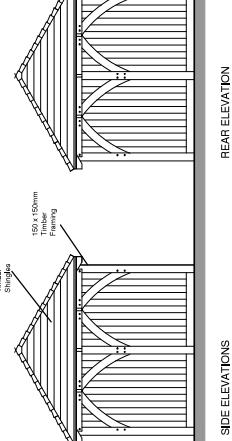
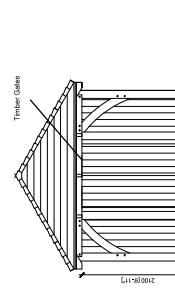
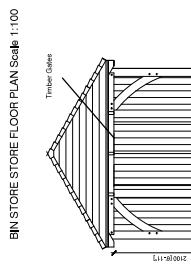
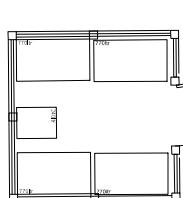
Proposed Section A-A'

Page 132

Scale 1:20



REFUSE 24x40l (2B: 4x40l x 6 Units)
RECYCLING = 24 x 60l = 1440l (2 x 770l)
WASTE = 24 x 30l = 1440l (2 x 770l)
FOOD WASTE = 120l (1 x 120l)



DRAWING FILE Drawing No. 19 - 2751 - 201		PROPOSED HIGHWAY INFORMATION	
		Ref. No. C	Date 04.12.20
Drawing No. B		Date 08.10.20	Drawn MAY '20
Drawing No. A3		Date 08.10.20	Drawn MAY '20
Drawing No. DQ		Date MAY '20	Drawn MAY '20
Drawing No. Fwy		Date MAY '20	Drawn MAY '20
Drawing No. C		Date MAY '20	Drawn MAY '20
Drawing No. D		Date MAY '20	Drawn MAY '20
Drawing No. E		Date MAY '20	Drawn MAY '20
Drawing No. F		Date MAY '20	Drawn MAY '20
Drawing No. G		Date MAY '20	Drawn MAY '20
Drawing No. H		Date MAY '20	Drawn MAY '20
Drawing No. I		Date MAY '20	Drawn MAY '20
Drawing No. J		Date MAY '20	Drawn MAY '20
Drawing No. K		Date MAY '20	Drawn MAY '20
Drawing No. L		Date MAY '20	Drawn MAY '20
Drawing No. M		Date MAY '20	Drawn MAY '20
Drawing No. N		Date MAY '20	Drawn MAY '20
Drawing No. O		Date MAY '20	Drawn MAY '20
Drawing No. P		Date MAY '20	Drawn MAY '20
Drawing No. Q		Date MAY '20	Drawn MAY '20
Drawing No. R		Date MAY '20	Drawn MAY '20
Drawing No. S		Date MAY '20	Drawn MAY '20
Drawing No. T		Date MAY '20	Drawn MAY '20
Drawing No. U		Date MAY '20	Drawn MAY '20
Drawing No. V		Date MAY '20	Drawn MAY '20
Drawing No. W		Date MAY '20	Drawn MAY '20
Drawing No. X		Date MAY '20	Drawn MAY '20
Drawing No. Y		Date MAY '20	Drawn MAY '20
Drawing No. Z		Date MAY '20	Drawn MAY '20

Client: GAVACAN HOMES

Project Title: 25 DENE ROAD, NORTHWOOD, HA6 2BX

Status: PLANNING

ASCOT DESIGN Timeless architecture

Accot Design Ltd, Berkshire House, 38-51 High Street, Ascot, Berkshire, RG10 7JG Tel: 01344 298230 Fax: 01344 298231 Email: info@ascotdesign.com www.ascotdesign.com

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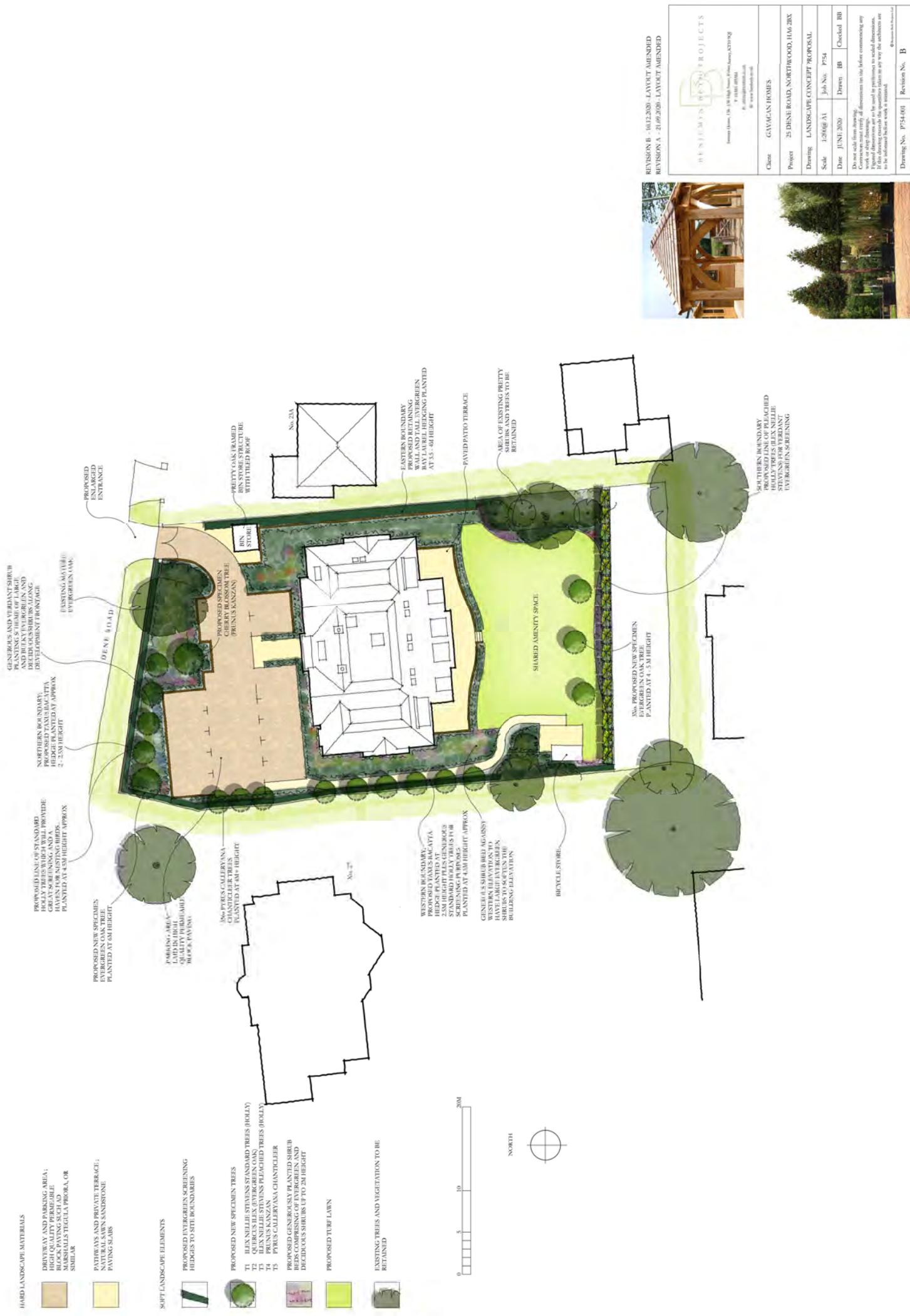
DATE: 22/08/20
JOB NO: J08/15/20
REV: -
DRAWN BY: JG
CHECKED BY: JP
SCALE: 1:2000 @ A1
DRAWING NO.: J08/1

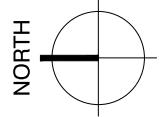
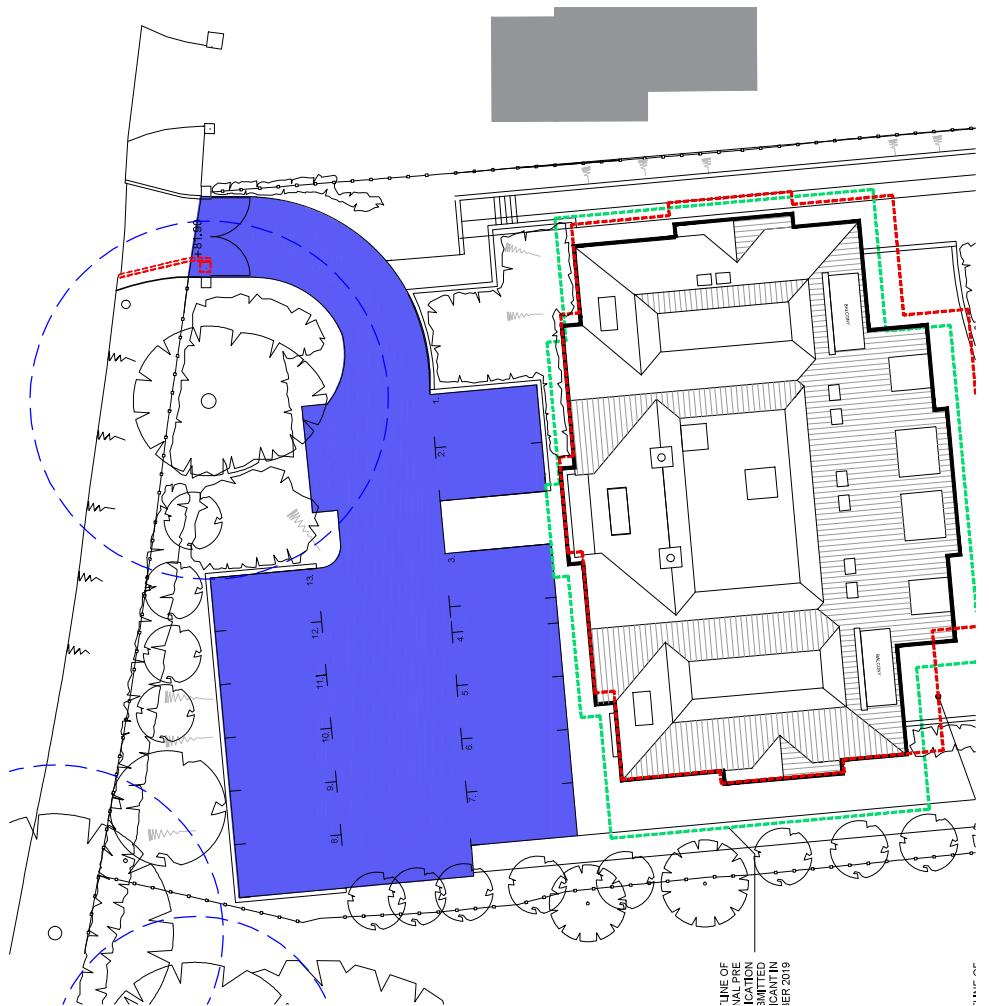
NOTES

1. The contractor shall not make off the drawing for the time and cost involved. The figures and dimensions shall be used from the drawing as the contractor's reference for the execution of the work. Any discrepancy shall be referred to the contractor for resolution.
2. The contractor shall not make any changes to the drawing without the prior written consent of the designer.
3. The designer shall not be liable for any damage or loss resulting from the use of the drawing.
4. All drawings remain the copyright of Jon Pearson, Transport & Highway Consultant.
5. Transport & Highway Consultant, electronic, are not to be altered without prior consent.
6. Printed drawings not valid in black and white.

AMENDMENTS



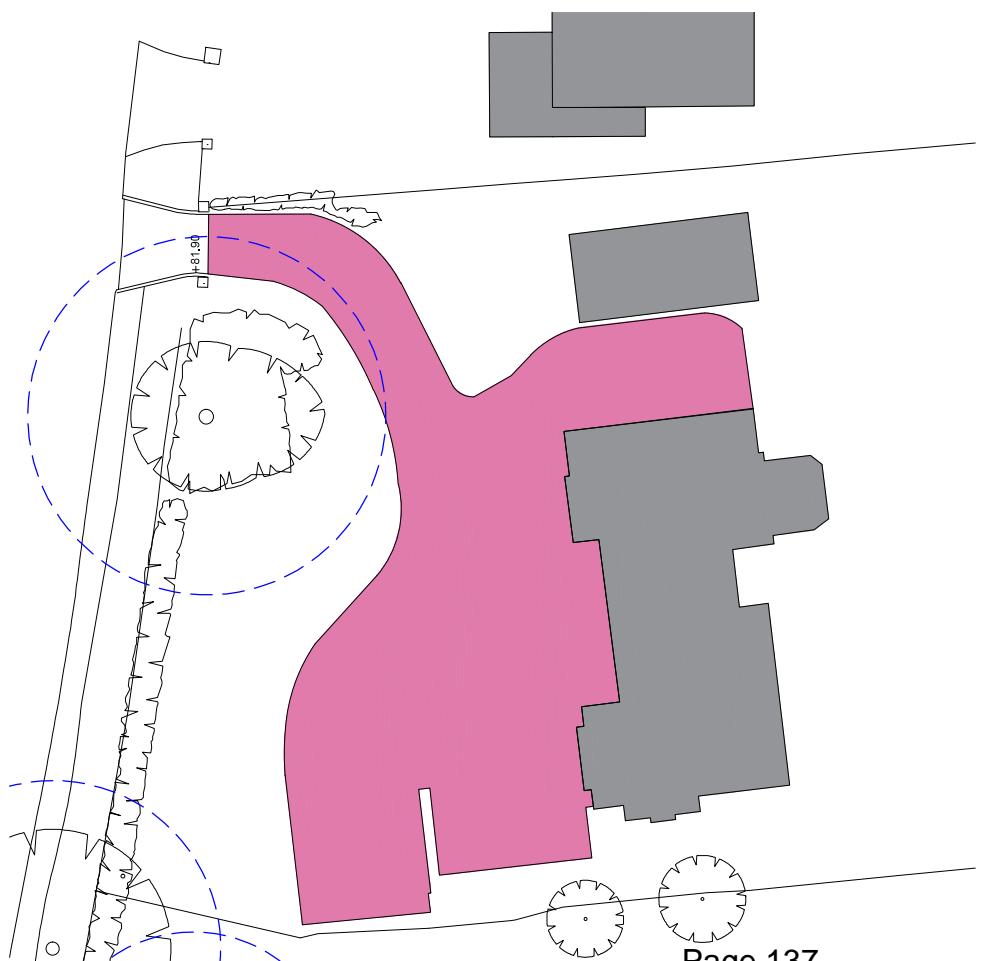




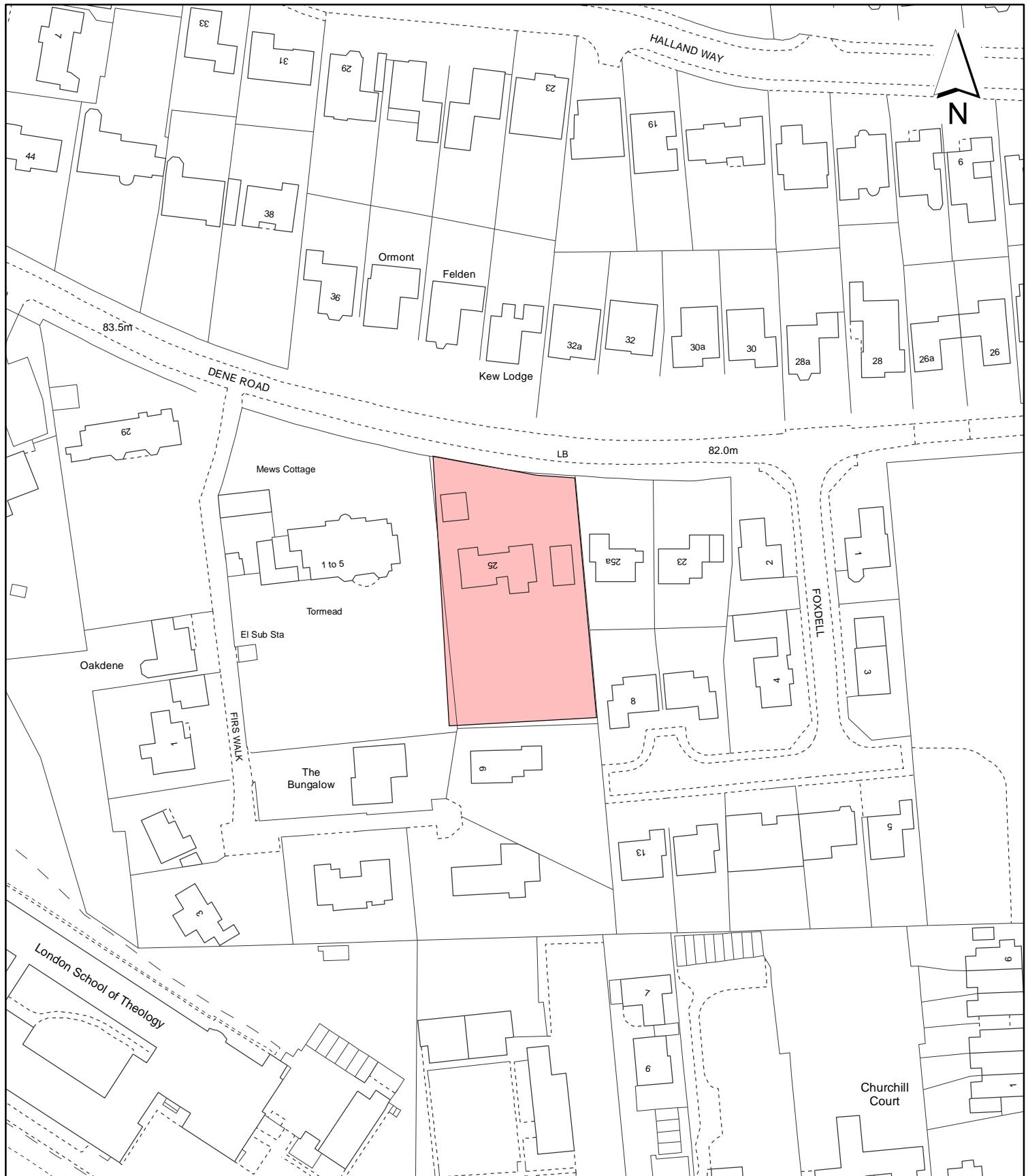
Drawn	02.09.20	Mass and bulk of the house reduced
Date	MAY '20	DQ
Drawing No.	1:250 @ A3	Rev. A

PLANNING	1:250 @ A3	19 - 2751 - 211
Status	1:250 @ A3	
Client		
Project Title	25 DENE ROAD, NORTHWOOD, HA6 2BX	

ASCO DESIGN Timeless architecture	 Ascot Design Ltd Berkshire House Ascot Berkshire SL5 7HY Tel: 01344 299530 Fax: 01344 299531 www.ascotdesign.com
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KEY	AREA OF EXISTING HARDSTANDING = 361m ²
	AREA OF PROPOSED HARDSTANDING = 353m ²
	Scale 1:250



Report of the Head of Planning, Transportation and Regeneration

Address 33 GATEHILL ROAD NORTHWOOD

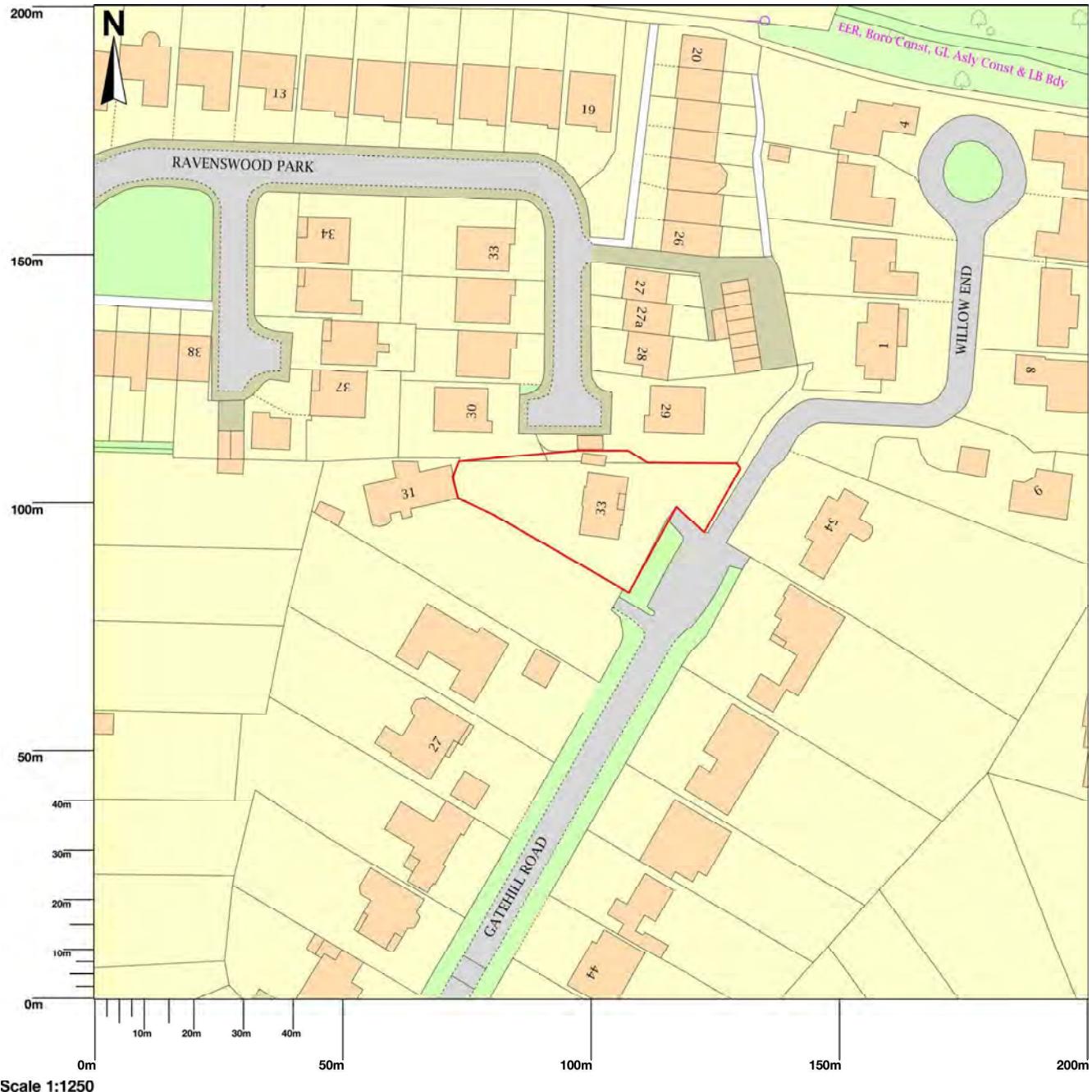
Development: Part two storey, part single storey front/side/rear extension to existing chalet, and conversion of roofspace to habitable use to include retention of 1 x existing front dormer and 1 x existing side dormer, plus 1 x proposed rear dormer and 1 x proposed rear rooflight.

LBH Ref Nos: 22910/APP/2020/2870

Drawing Nos:



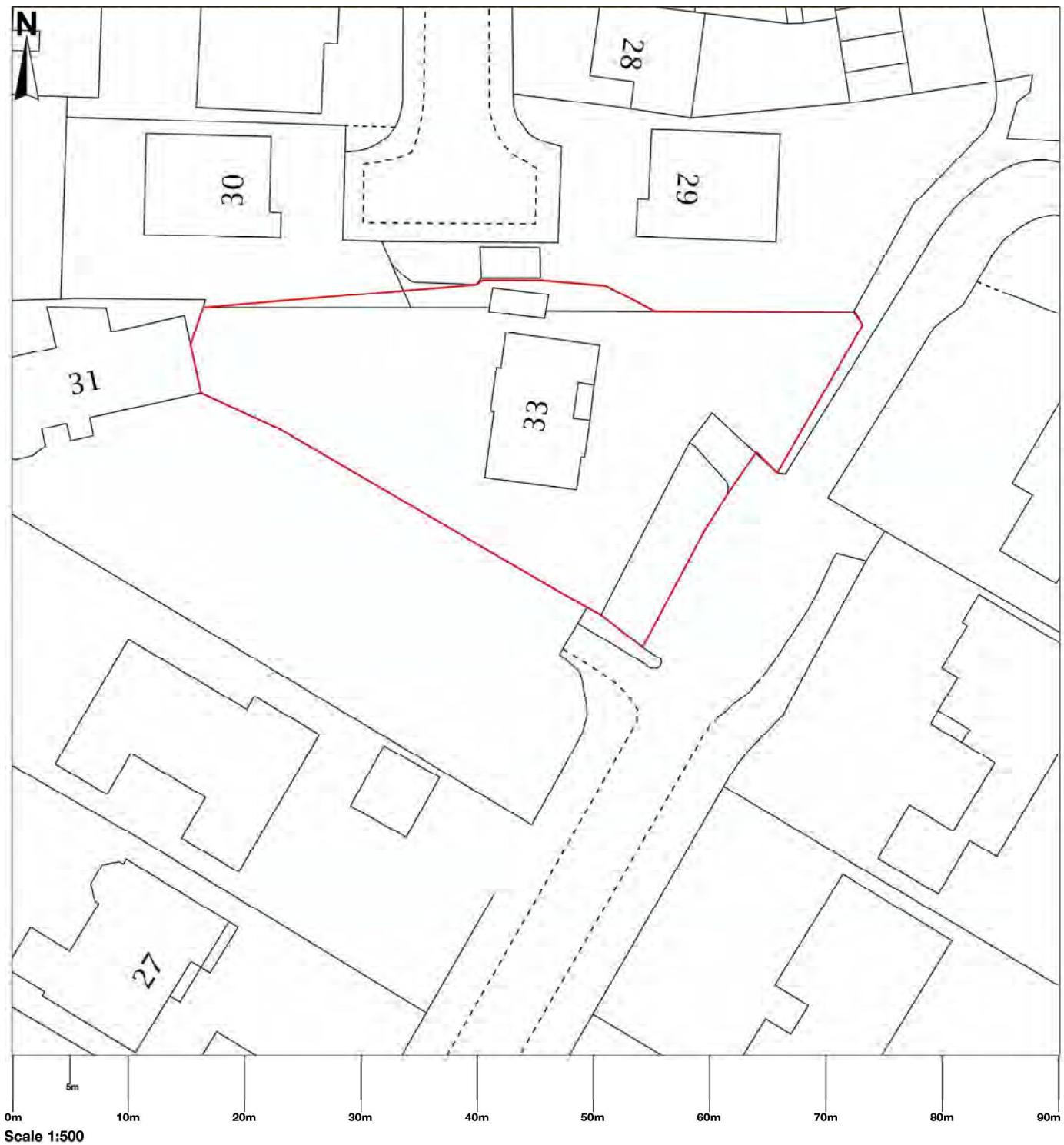
33 Gatehill Road, Northwood, HA6 3QN



Scale 1:1250

Map area bounded by: 510103,191543 510303,191743. Produced on 27 February 2020 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p4buk/434346/588900

33 Gatehill Road, Northwood, HA6 3QN



Map area bounded by: 510160,191587 510250,191677. Produced on 03 March 2020 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: b90buk/436017/591219

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All plans and details to be checked on site
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Structural calls are the responsibility
of the engineer.

REVISIONS

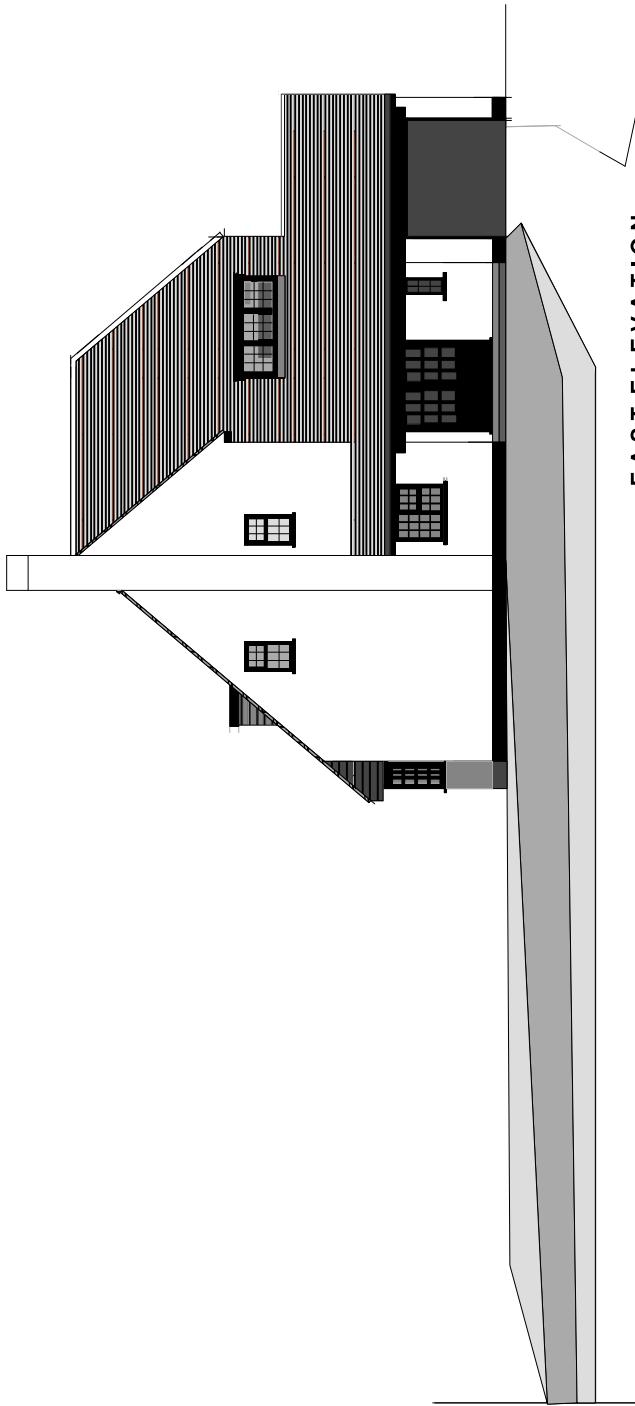
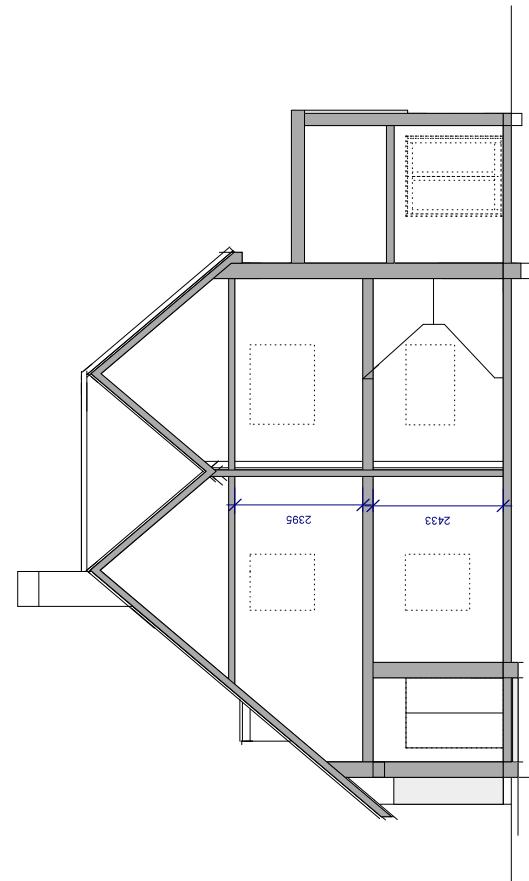
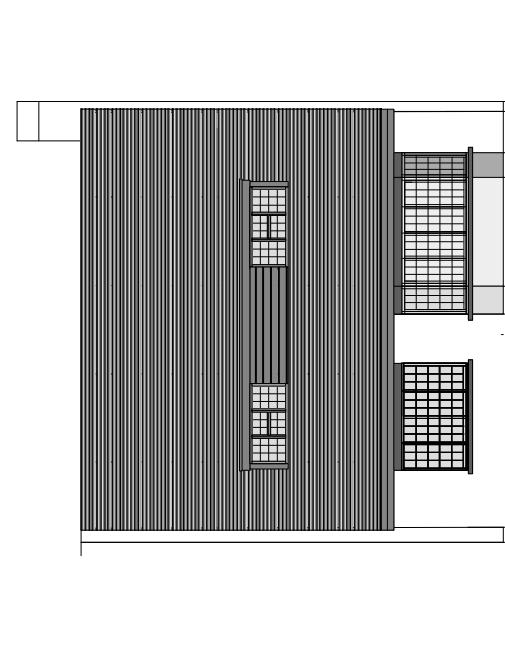
8.0 07/09/20 Planning Application

DRWG SET

FNYx-BP
FNYx-Pdf
FNYx-Pfr
FNYx-Pt
FNYx-Sale
FNYx-SuLn
FNYx-SuLS
FNYx-LW
FNYx-9fr
FNYx-Sale_Les
FNYx-SuLnW

Existing Application AA; Elevations South + East
1100 @ A3
Planning Application AA; Elevations South + East
07.09.2020

www.dbbd.space mail@dbbd.ugham.net
0777 847 1803
DAVID BUCKINGHAM DESIGN

EXISTING**EAST ELEVATION****SECTION AA****SOUTH ELEVATION**

10
5
1
metres

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REVISIONS

8.0 07/09/20 Planning Application.

DRWG SET

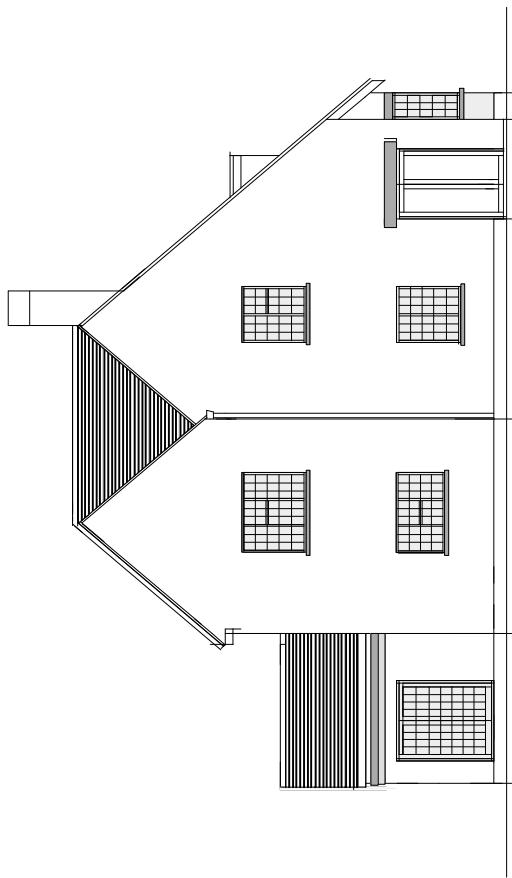
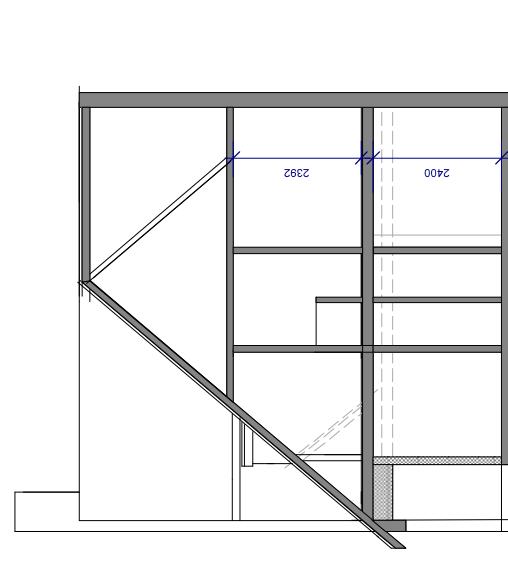
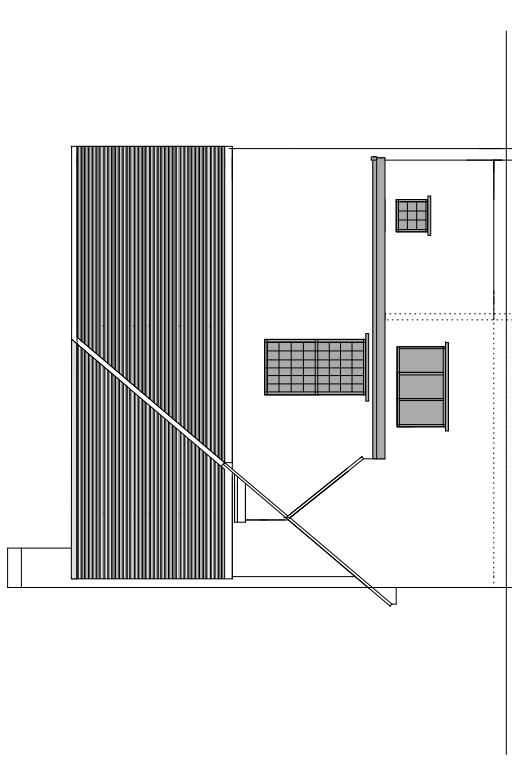
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FNyx PjF
FNyx PjF
FNyx PjF
FNyx Sales
FNyx Sales
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FNyx Sales
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FNyx Sales

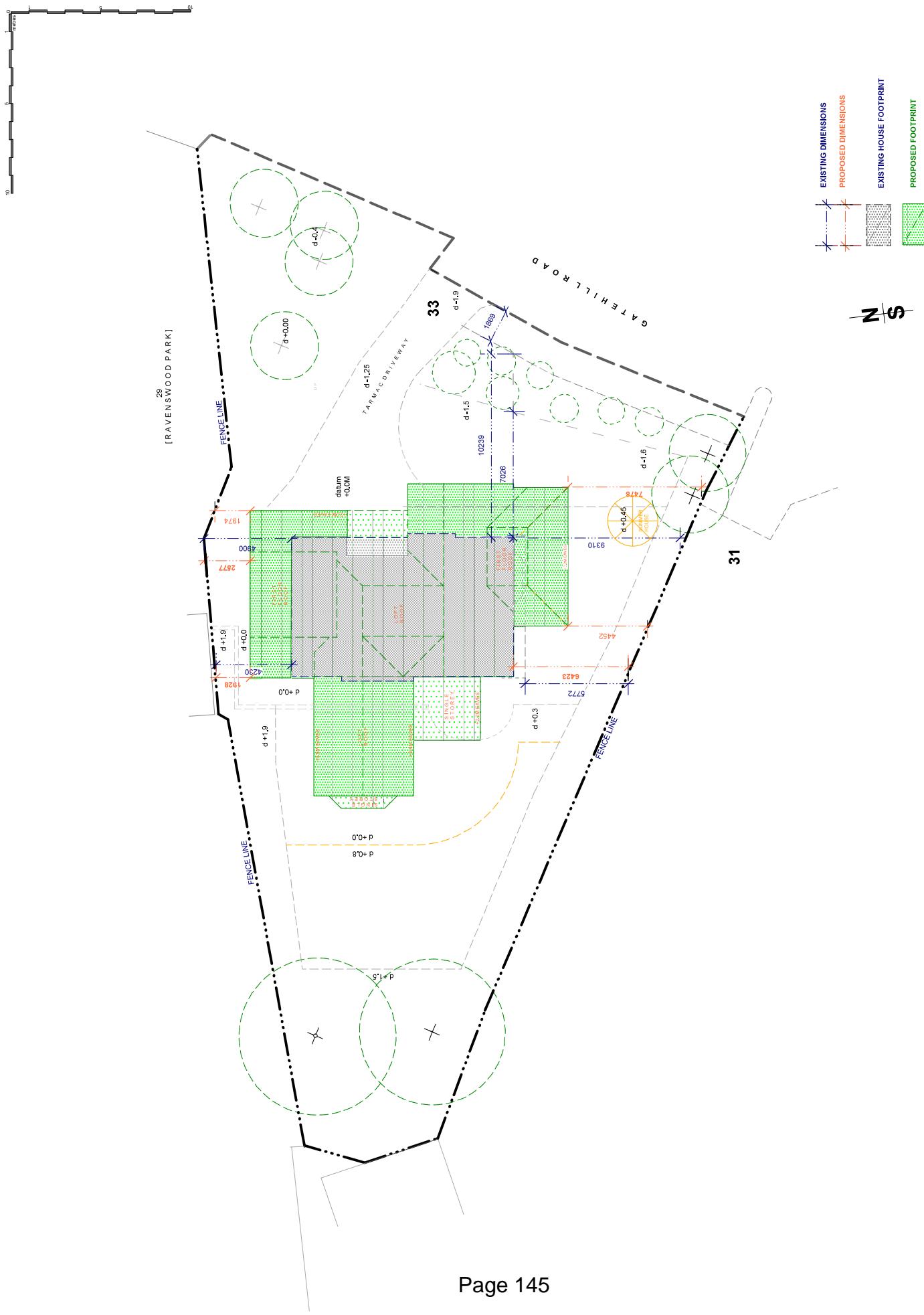
33 Gretheill Rd Northwood HA63QAN
Planning Application + Extension
Existing Section BB; Elevations North + West
1:100 @ A3
07.09.2020

www.dbbd.space mail@dbbd.space
0777 847 1803

EXISTING

10
5
1
metres

WEST ELEVATION**NORTH ELEVATION****SECTION BB**

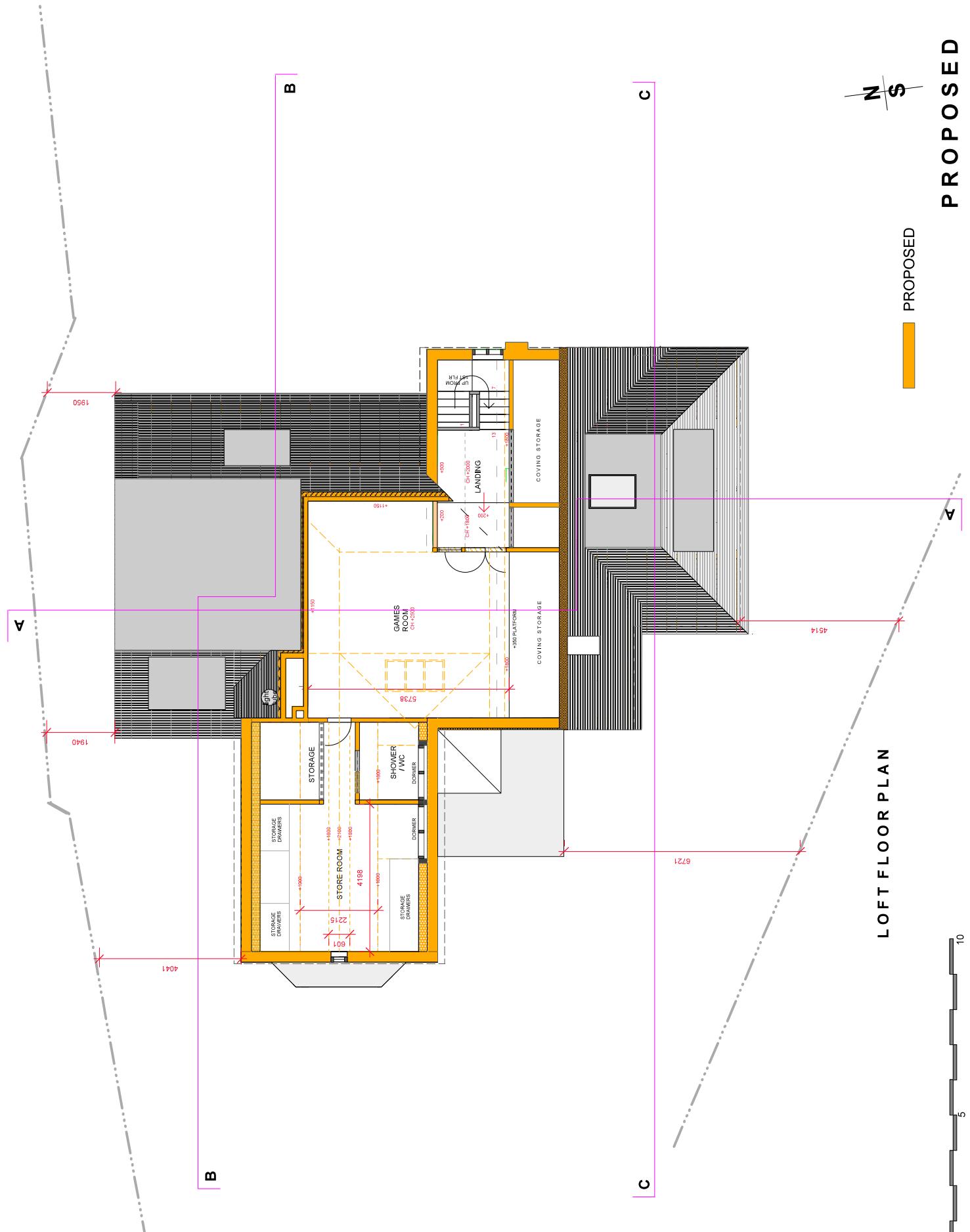


FNyp
Psf 8.0

PROPOSED

PROPOSED

LOFT FLOOR PLAN



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Strict adherence to the drawings
is the responsibility
of the contractor.

REVISIONS

8.0 07.09.20 Planning Application

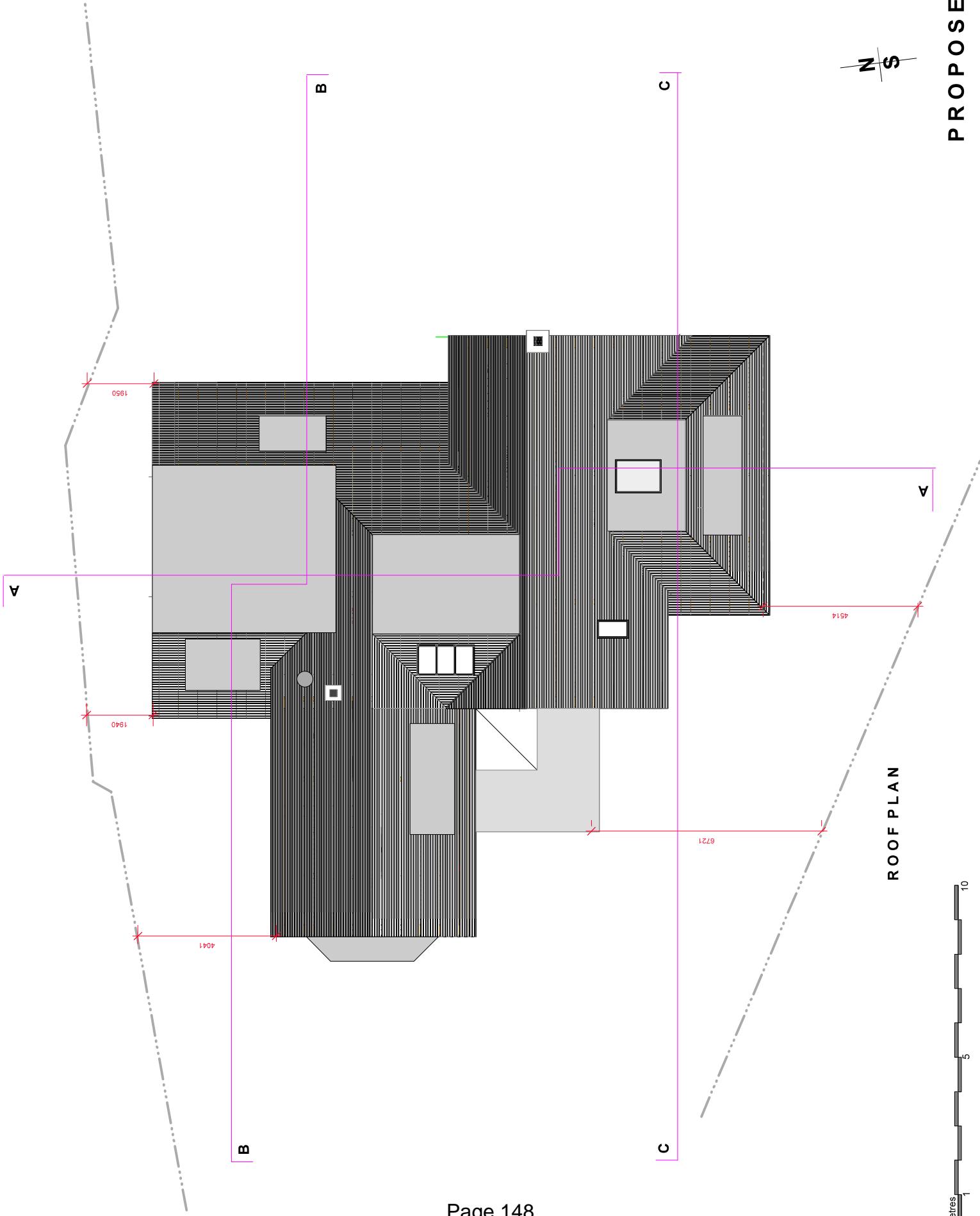
DRWG SET

FNYXP BP
FNYP POF
FNYP POF
FNYO POF
FNYD SULN
FNYD SULN
FNYD SULN
FNYX DUL
FNYX SULS
FNYX SULW

33 Gathhill Rd Northwood HA63QAN
Planning Application + Extension
Proposed Refurbishment + Roof
Proposed Plan : Roof
1:100 @ A3
07.09.2020

DAVID BUCKINGHAM DESIGN
www.dbbd.space mail@dbbukingham.net
0777 847 1803

PROPOSED
FNYp
Pr 8.0



REVISIONS

8.0 07.09.20 Planning Application

DRAWING SET

FNYxp BP
FNYp Fgt
FNYp Ff
FNYp Psf
FNYp Pr
FNYp Sale
FNYp Sbln
FNYp ScLs
FNYp Lw
FNYx Fgfr
FNYx Sales

33 Gathill Rd Northwood HA63QH
Proposed Reurbishment + Extension
Planning Application AA, East Elevation
Proposed Setback AA, East Elevation
1:100 @ A3
www.dbbb.space mail@dubbkingsham.net

FNYp
SaLe 8.0

This architectural drawing shows the East Elevation of a modern building. The facade features a vertical striped pattern of dark and light panels. A central entrance is marked by a white frame. To the right, a vertical column contains three windows. The building is set against a background with a green line and a yellow triangle.

EAST ELEVATION

2

8

This architectural floor plan illustrates a two-story house layout. The plan includes the following rooms and dimensions:

- Ground Floor:**
 - Garage: 2509 x 1800
 - Storage: 1800 x 1206
 - Bedroom 1: 2428 x 2399 (Heated Room: 1800 x 1206)
 - Dining: 2399 x 1206
 - Sun Room: 2399 x 1206
 - Entrance: 2399 x 1206
- First Floor:**
 - Bedroom 2: 2418 x 2399
 - Ensuite: 2399 x 1206
 - Landing: 2299 x 1206
 - Storage: 1800 x 1206
- Other Features:**
 - A light tube is located in the garage area.
 - A north-south axis is indicated on the left side.
 - Dimensions are marked in red, and room boundaries are shown in dashed lines.

卷之三

PROPOSED

EXISTING RETAINED

SEE BLOCK PLAN FNPY-B1: FOR DIMS TO BOUNDARIES
SUBJECT TO MINOR VARIATIONS

PROPOSED

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REVISIONS

8.0 [07/08/20] Planning Application

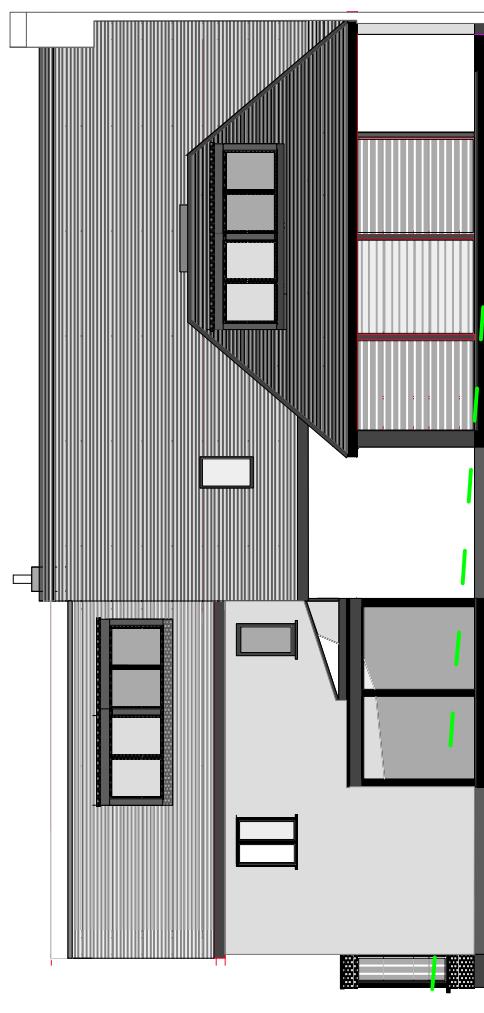
DRWG SET

FNYx0_Bp
FNYx_Pgt
FNYx_Pf
FNYx_PsC
FNYx_Pt
FNYx_Sale
FNYx_Sell
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FNYx_W
FNYx_Pgr
FNYx_Sales
FNYx_Sblw

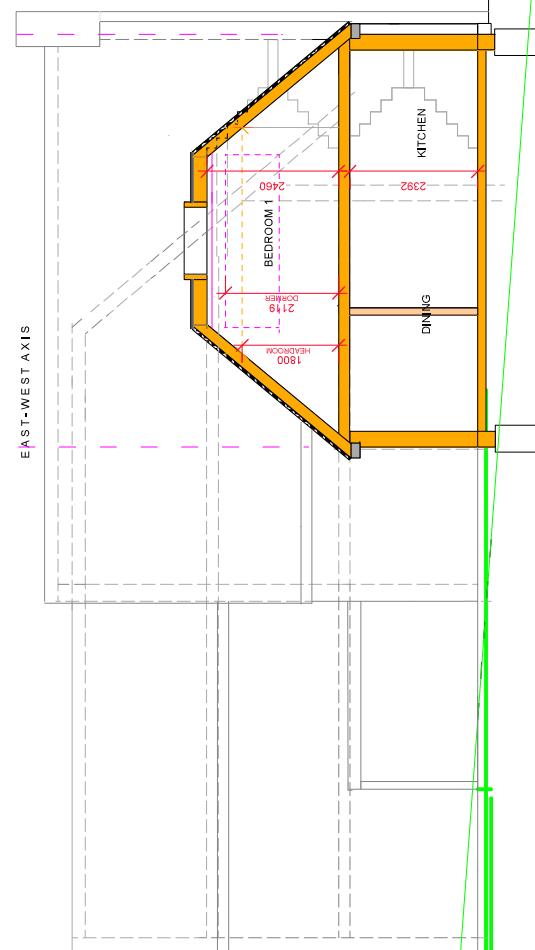
33 Gathelhill Rd Northwood HA63QA
Planning Application + Extension
Proposed Section Cc; South Elevation
1:100 @ A3
07.09.2020
Proposed Section Cc; South Elevation
1:100 @ A3
0777 847 1803
www.dubuкиngham.Design
mail@dubuкиngham.net

**FNYp
SclS 8.0**DAVID BUCKINGHAM DESIGN 0777 847 1803
www.dubuкиngham.Design
mail@dubuкиngham.net

PROPOSED 
EXISTING RETAINED 
SEE BLOCK PLAN - FNYx_Bp : FOR DIMS TO BOUNDARIES
SUBJECT TO MINOR VARIATIONS

**SOUTH ELEVATION****E**

EAST-WEST AXIS

**SECTION C-C****W**

REVISIONS	
07/09/20	Planning Application



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All areas are to be confirmed with designer.			
All dimensions are to be confirmed with designer.			
All dimensions are to be confirmed with designer.			
Structural details are the responsibility of the engineer.			
REVISIONS	8.0 07.09.20 Planning Application	DRAWG SET	
		FNYX-BP FNYD-PG FNYD-PH FNYD-PS FNYD-PR FNYD-Sale FNYD-Solu FNYD-Lv FNYX-Pref FNYX-SoluW FNYX-SoluW	

DAVID BUCKINGHAM DESIGN 07778471803
WWW.DBBBD.SPACE MAIL@DBBUCKINGHAM.NET

S

SEE BLOCK PLAN : FNYX-BP FOR DIMS TO BOUNDARIES
SUBJECT TO MINOR VARIATIONS



WEST ELEVATION

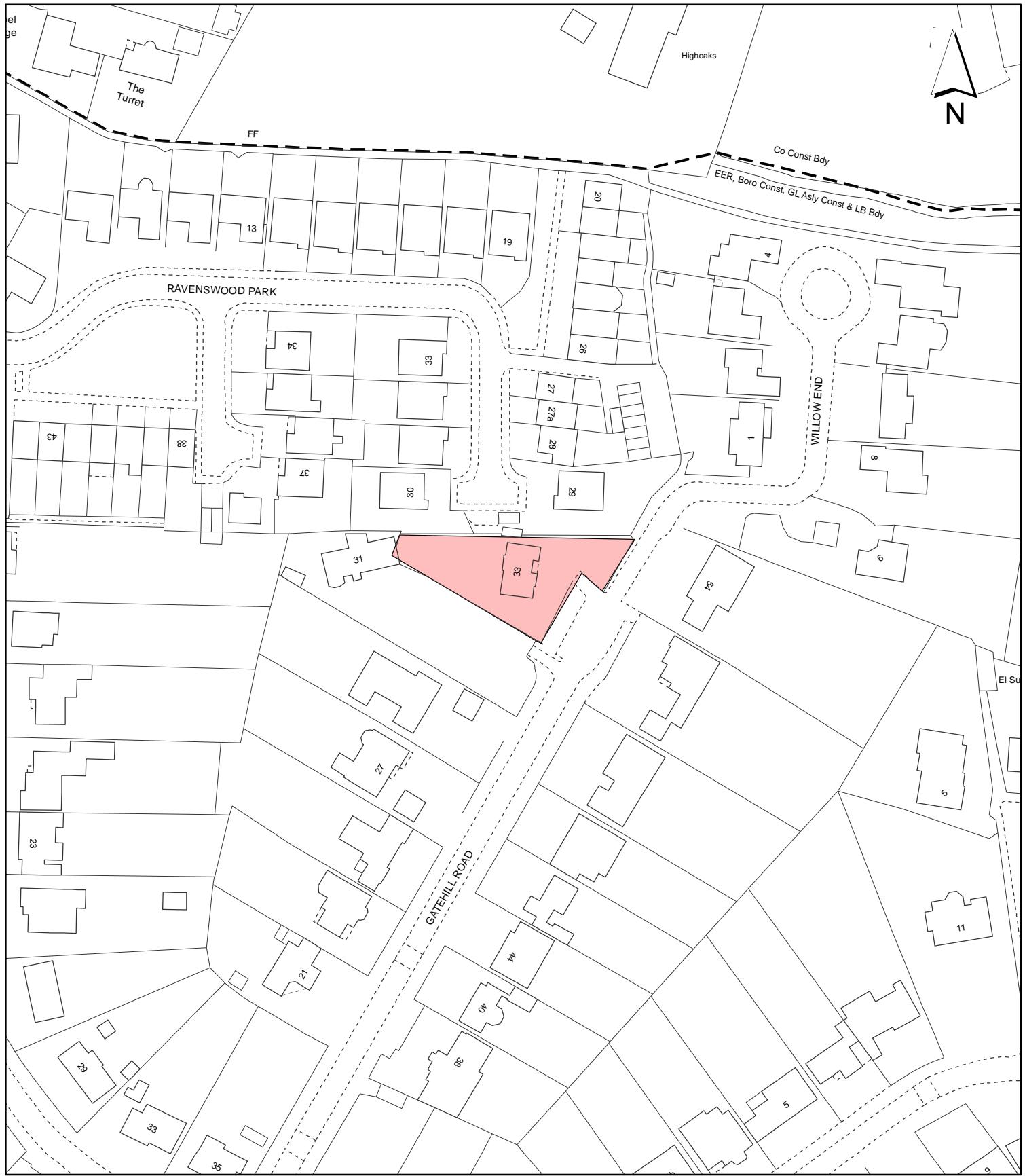
N

10
5
1
0 metres

PROPOSED

FNYp
Lw 8.0

07.09.2020
1:100 @ A3
Planning Application
Proposed Refurbishment + Extension
33 Gatehill Rd Northwood HA63QA
Proposed West Elevation
1:100 @ A3



Notes:

 Site boundary

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Site Address:

**33 Gatehill Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**
Residents Services
Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

22910/APP/2020/2870

Scale:

1:1,250

Planning Committee:

North Page 154

Date:

January 2021



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 28B KINGSEND RUISLIP

Development: Addition of a first floor to provide 2 x 3-bed self-contained flats with associated parking and amenity space.

LBH Ref Nos: 73975/APP/2020/3392

Drawing Nos:



Supplied by:
License number:
Produced:
Serial number:

National Map Centre
100031961
20/10/2020
2277820

28B Kingsend
Ruislip
HA4 7DA

Plot centre co-ordinates: 509145,187170
Download file: Middx_28bKingsend.zip
Project name: Middx_28bKingsend





Metres
Scale: 1:500



**28B Kingsend
Ruislip
HA4 7DA**

Supplied by: National Map Centre
License number: 100031961
Produced: 20/10/2020
Serial number: 2277818

Plot centre co-ordinates: 509144,187175
Middx_28bKingsend_500
Download file:
Project name: Middx_28bKingsend_500

General Notes																																					
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Phone: 01923 826280																																					
Date	06																																				
Date	30/09/2027																																				
Date	1/10/2027																																				



Draw. No. PDR0207	Date
No.	Revision/Issue

Mr. Pritiyan Verma
7 Elm Drive
Northwood
Middlesex
HA4 2YR
01923 232200

Project	1st floor extension
Date	30/09/20
Scale	1:50



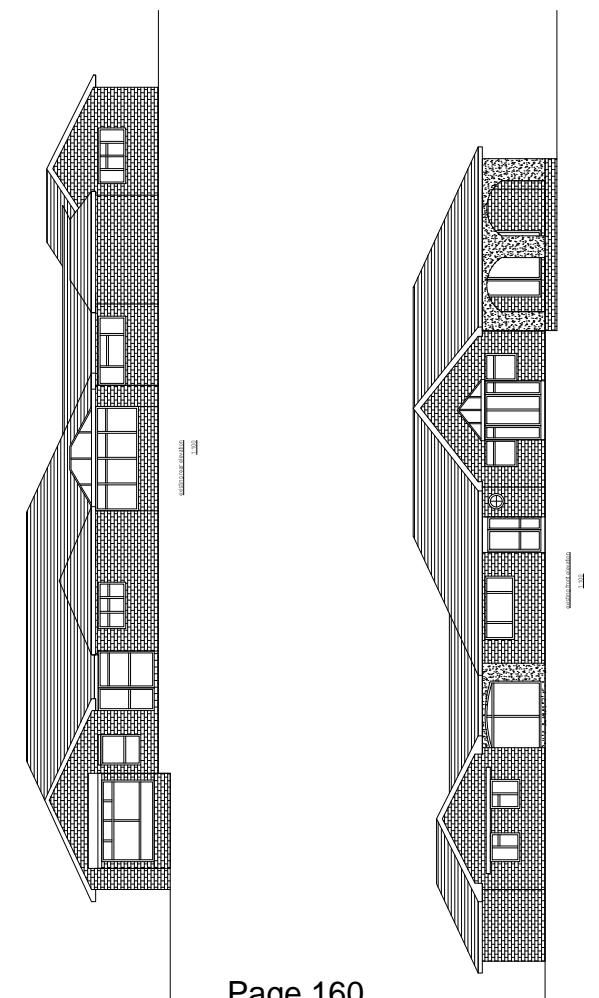
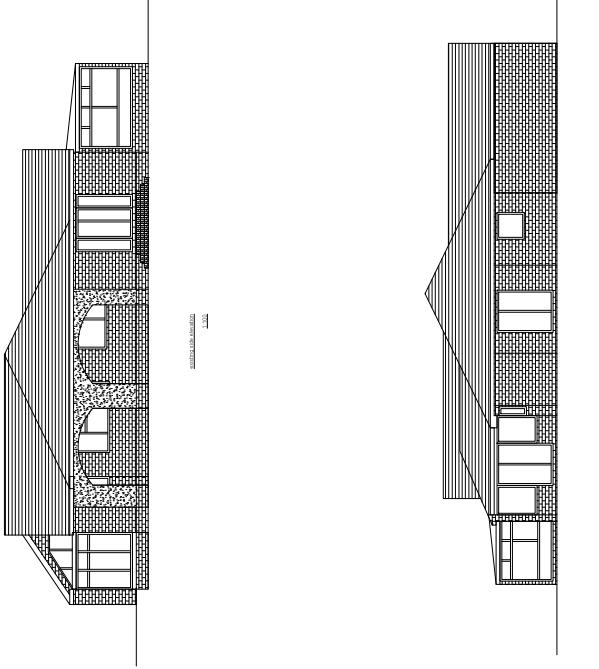
General Notes

No.	Rev/sion/Issue	Date
Drg No: PDP/0207		

Firm Name and Address
Middlesex & Herts
7 Egis Drive
Northwood
Middlesex
HA6 5TR
01225 825290

Project Name and Address
Mr. Proleam Venna
28B Kingwood
Ruislip
Middlesex
HA4 7DA

Project	First floor extension With 3 flats
Date	30-02-20
Sheet	04
Issue	1-100



Drawn No.	PDP/0207
Date	
No.	
Revision/Issue	

Firm Name and Address
Middlesex & Herts
7 Elm Drive
Northwood
Middlesex
HA4 2PR
01923 232250

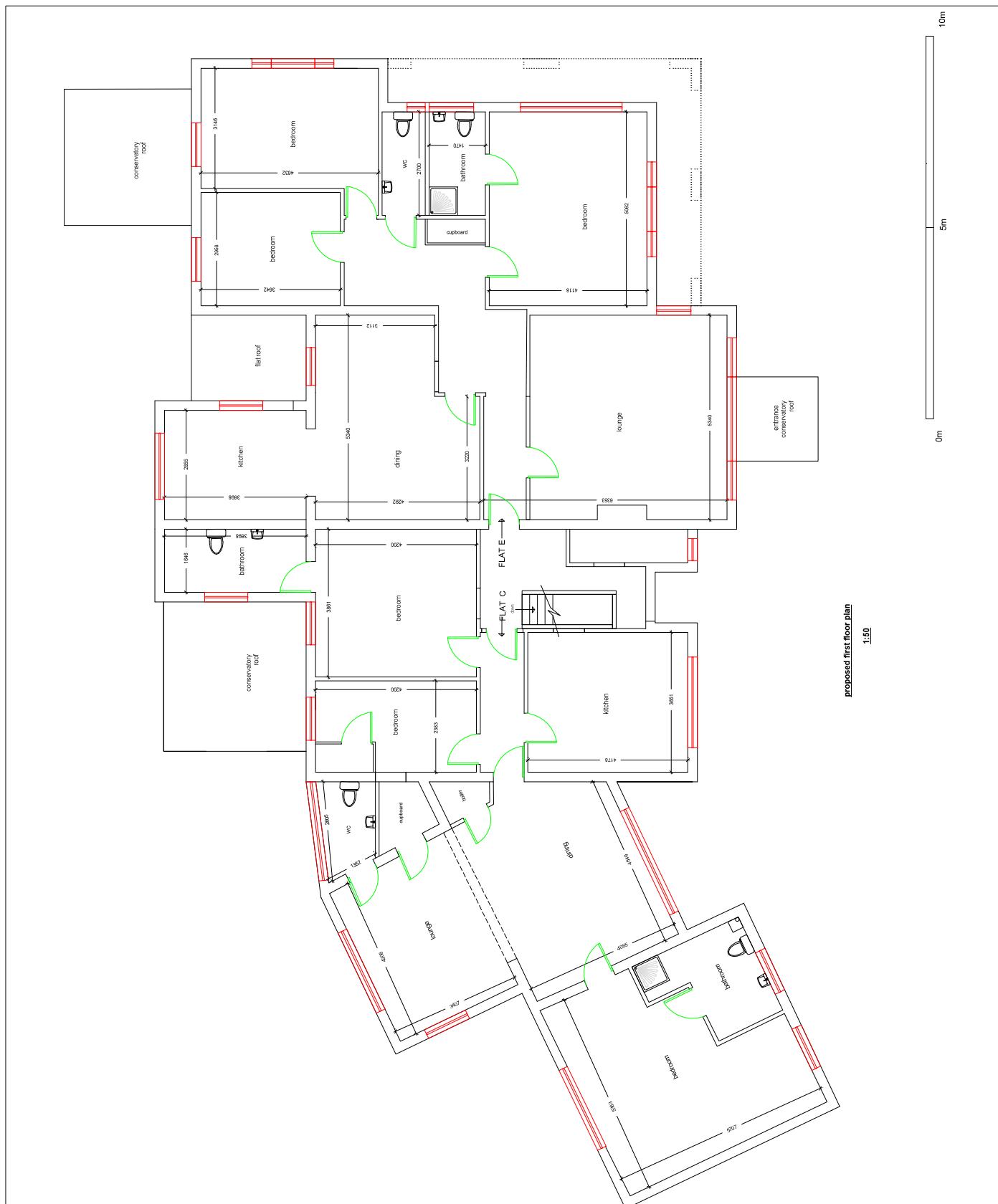
Project Name and Address

Mr Pradeep Verma
28B Kingsland
Ruislip
Middlesex
HA4 1DA

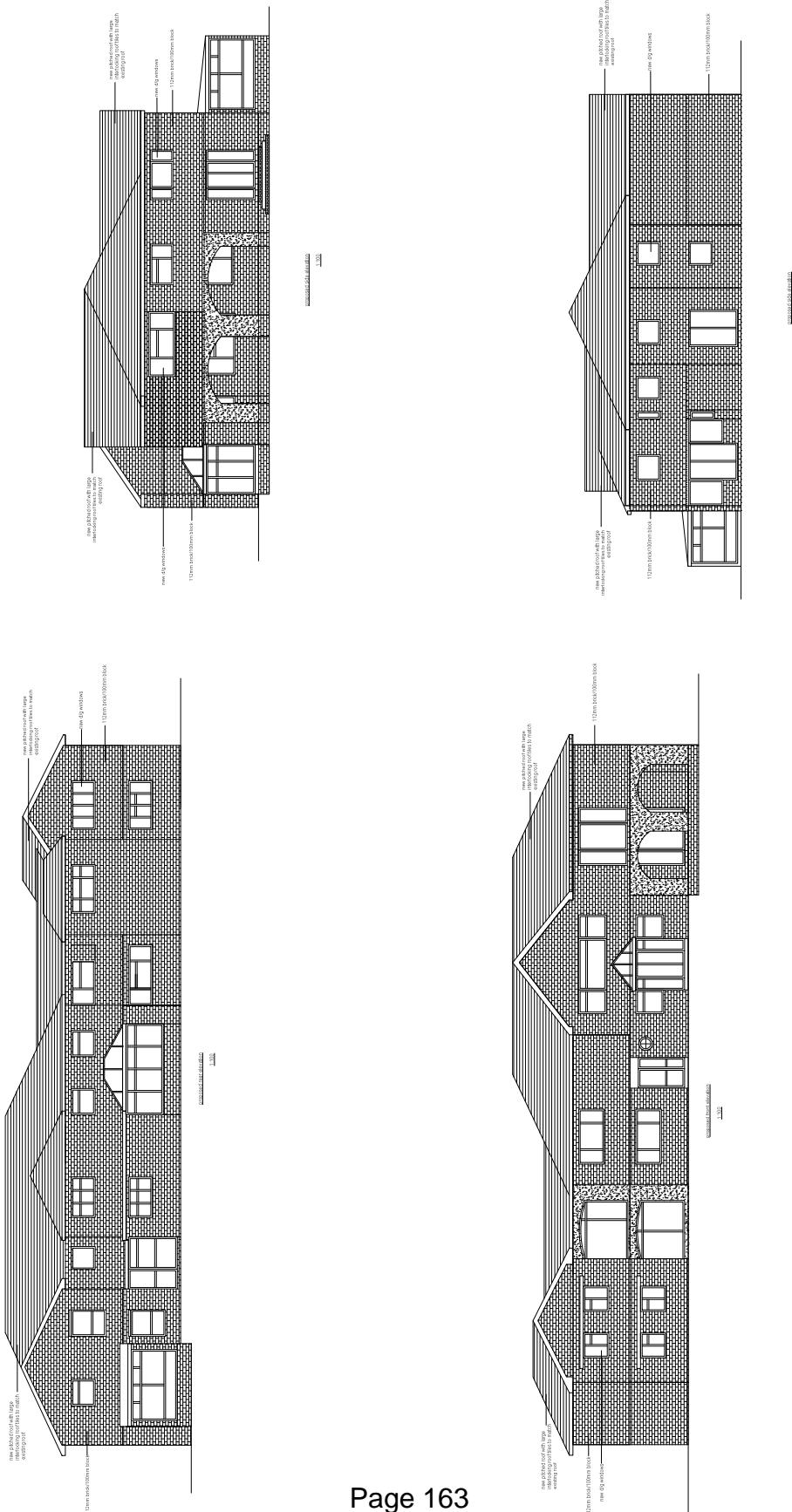
Project	1st flr extension
Site Ref	WHL 2 flats
Date	30/05/20
Scale	1:50

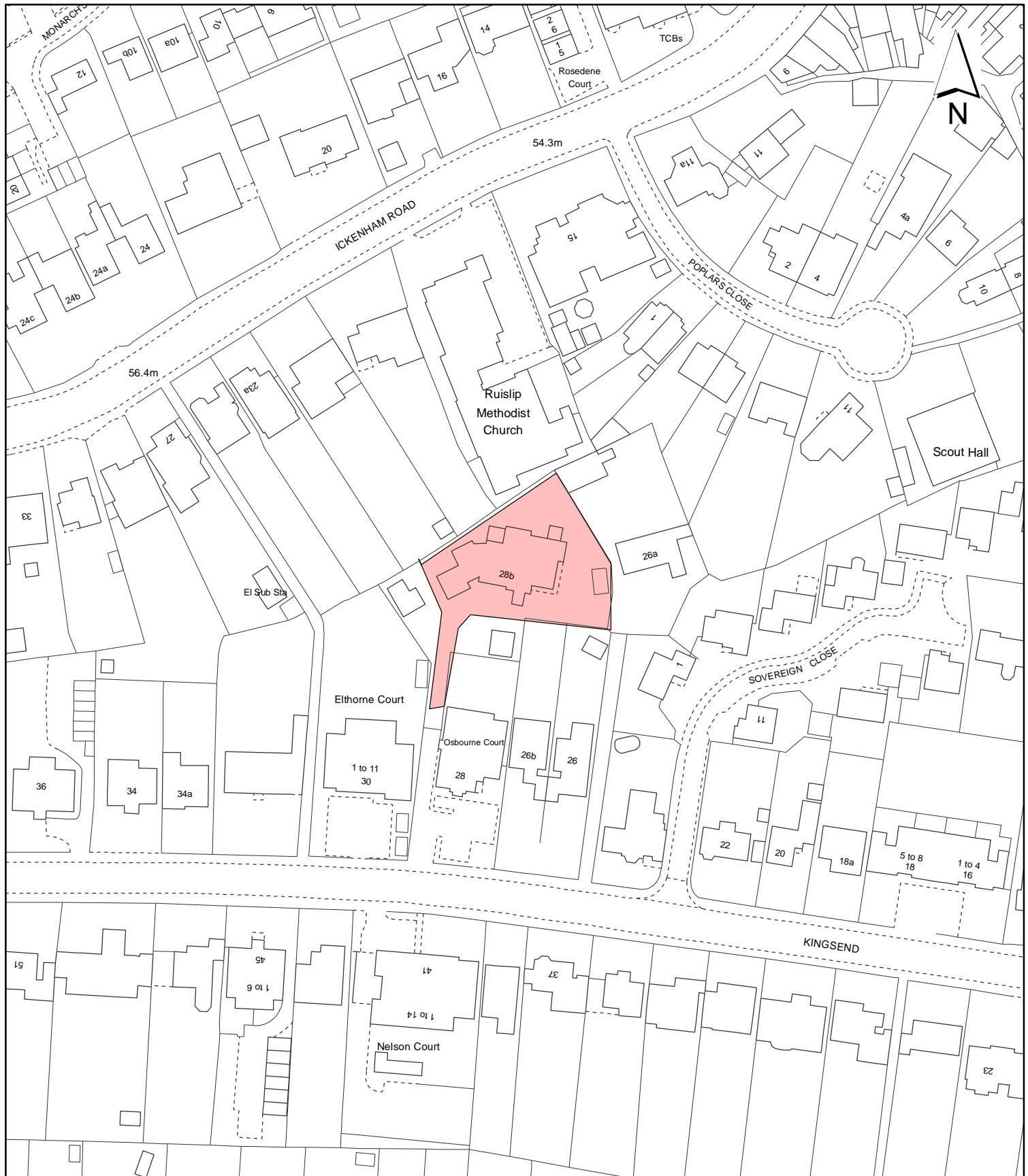


General Notes									
<p>Driv. No. PDP/0207</p> <p>Page No. _____</p> <p>Date _____</p>									
No.	Revision/Issue								
Print Name and Address									
<p>Mr. Pradeep Verma</p> <p>288 Krigsand</p> <p>Ranipuri</p> <p>Mathura</p> <p>U.P.</p> <p>India</p> <p>H44 7DA</p>									
Project Name and Address									
<p>Mr. Pradeep Verma</p> <p>288 Krigsand</p> <p>Ranipuri</p> <p>Mathura</p> <p>U.P.</p> <p>India</p> <p>H44 7DA</p>									
<table border="1"> <tr> <td>Project</td> <td>First floor extension with 2 flats</td> </tr> <tr> <td>Date</td> <td>30/09/20</td> </tr> <tr> <td>Page</td> <td>03</td> </tr> <tr> <td>Page No.</td> <td>1-50</td> </tr> </table>		Project	First floor extension with 2 flats	Date	30/09/20	Page	03	Page No.	1-50
Project	First floor extension with 2 flats								
Date	30/09/20								
Page	03								
Page No.	1-50								



General Notes	
<p>Digitized by the Royal Society of Canada</p> <p>Digit No: DDP02027</p>	
Date	
Revision/Issue No.	
Firm Name and Address	
<p>Middlesex & Herts 7 Elgin Drive Northwood Middlesex H4B 2YR 01923 825280</p>	
Project Name and Address	
<p>Mr Pradeep Verma 288 Kingsland Ruislip Middlesex HA4 7DA</p>	
Project Work Description	
Date	Start
30.09.20	05
Score	1:100





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Ruislip**

**LONDON BOROUGH
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Residents Services
Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: 01895 250111

Planning Application Ref:

73975/APP/2020/3392

Scale:

1:1,250

Planning Committee:

North Page 164

Date:

January 2021



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD

Development: Installation of 1 x wall mounted LED Logo sign.

LBH Ref Nos: 10795/ADV/2020/64

Drawing Nos: 4779-320-RevA(1)
4779-321
10709W-300-Rev09
Sports Hall - External Signage Proposal V03(1)

APPLICATION SITE

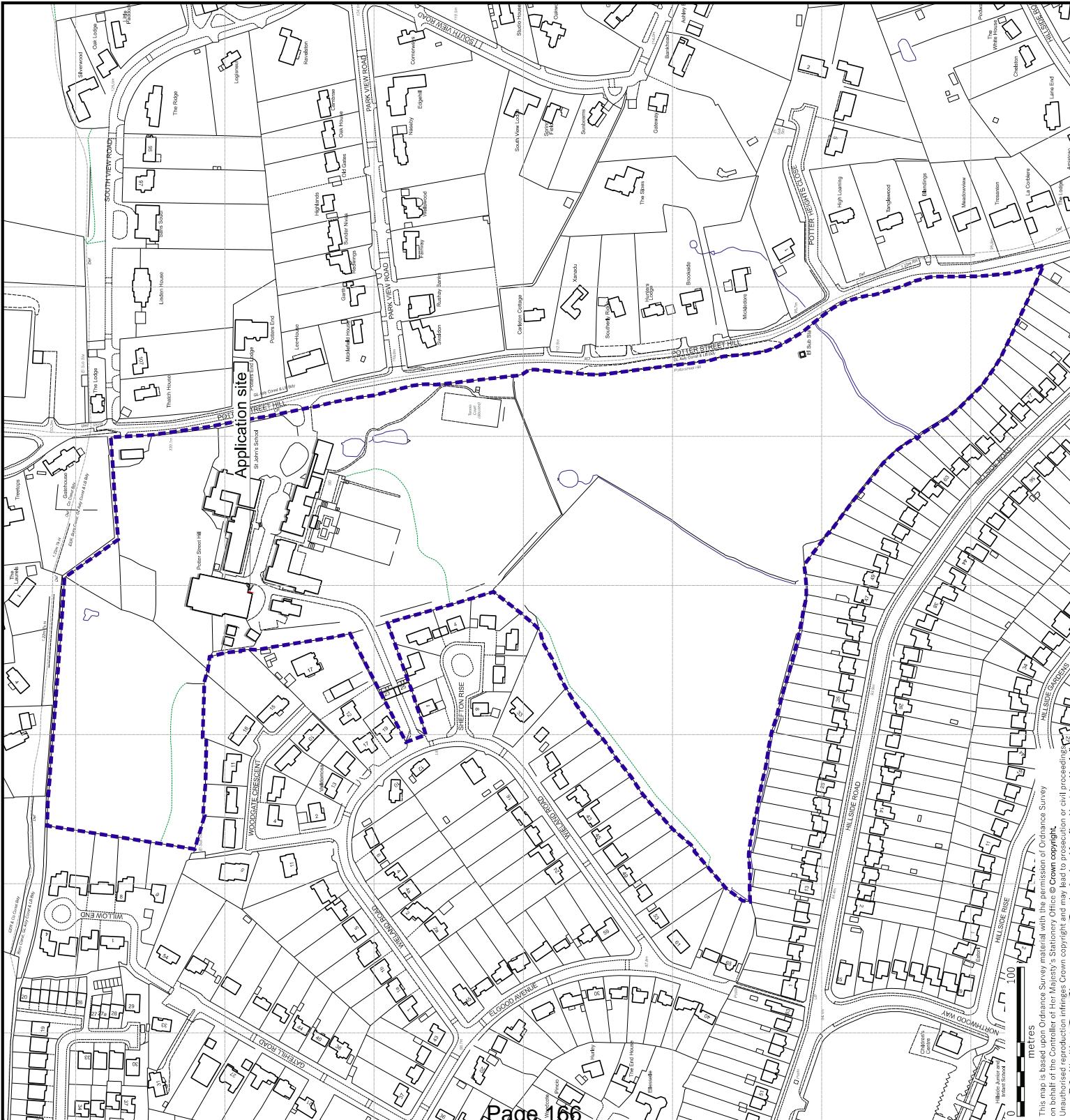
OTHER LAND IN
APPLICANT'S OWNERSHIP

**ST JOHN'S SCHOOL, NORTHWOOD
MIDDLESEX**

Sports Hall advertisement:
Application site

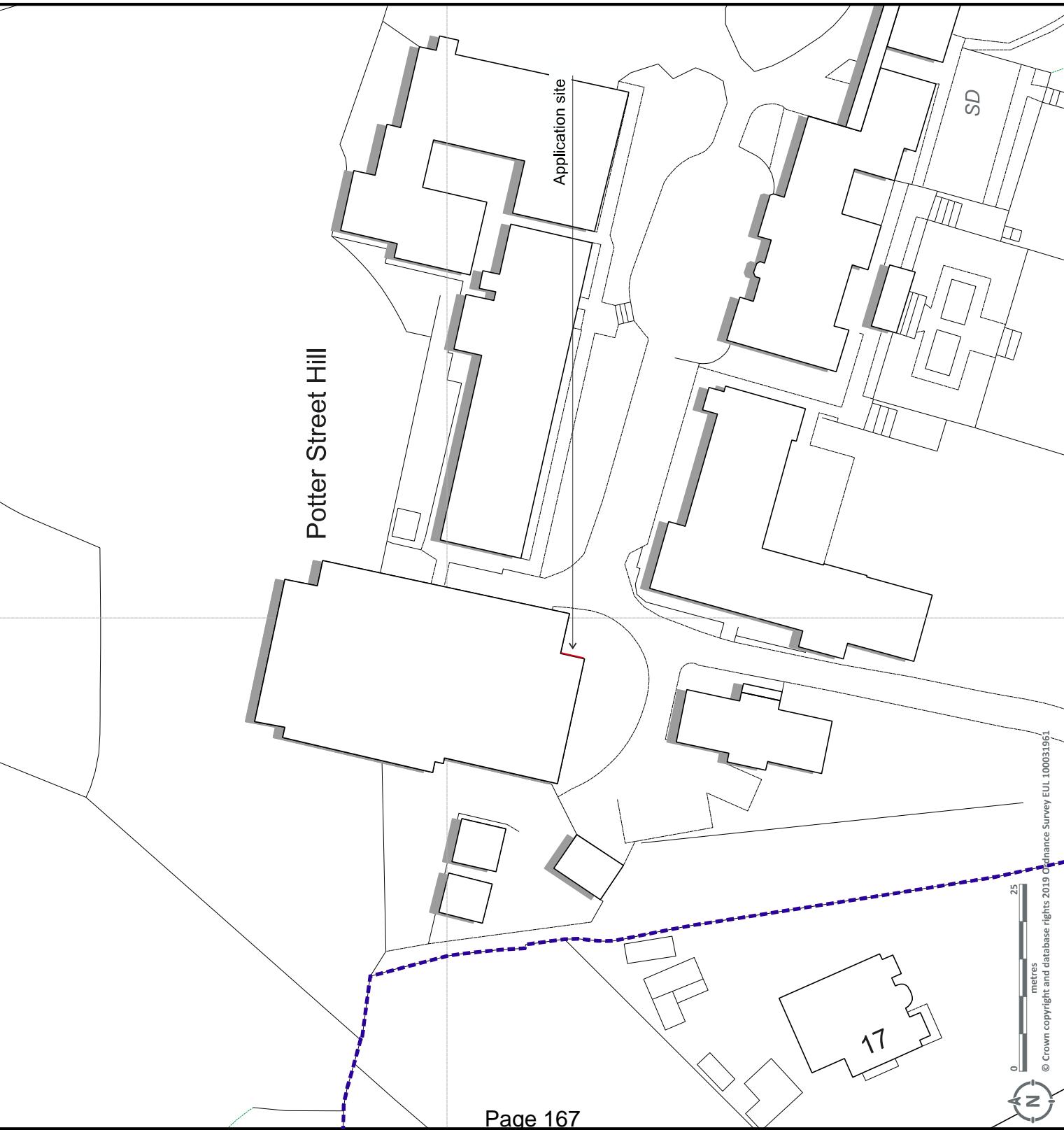
PROJECT NO	DRAWING NO	REV	SCALE
DRAWN	DATE	1:2500	
HP	FEBRUARY 2020		
4779	320	A	

T: +44 (0) 1438 316 331
planners@vincent-sorbring.co.uk
vincent-sorbring.co.uk
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Norton Road, Stevenage, Hertfordshire SG1 2AY
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APPLICATION SITE

OTHER LAND IN
APPLICANT'S OWNERSHIP



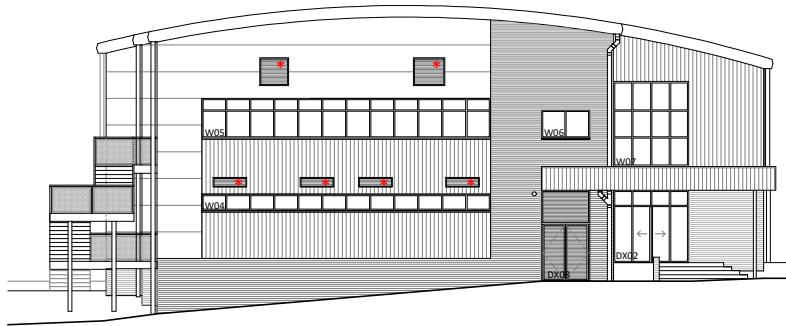
**ST JOHN'S SCHOOL, NORTHWOOD
MIDDLESEX**

Sports Hall advertisement:
Block plan

PROJECT NO	DRAWING NO	REV
4779	321	
DRAWN	DATE	SCALE
HP	FEBRUARY 2020	1:500

T: +44 (0) 1438 316 331
planners@vincent-sorbring.co.uk
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25 metres
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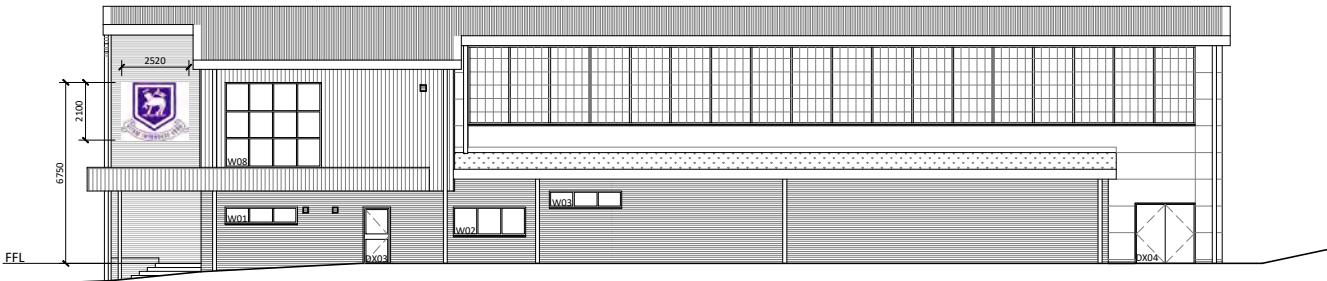


SOUTH ELEVATION

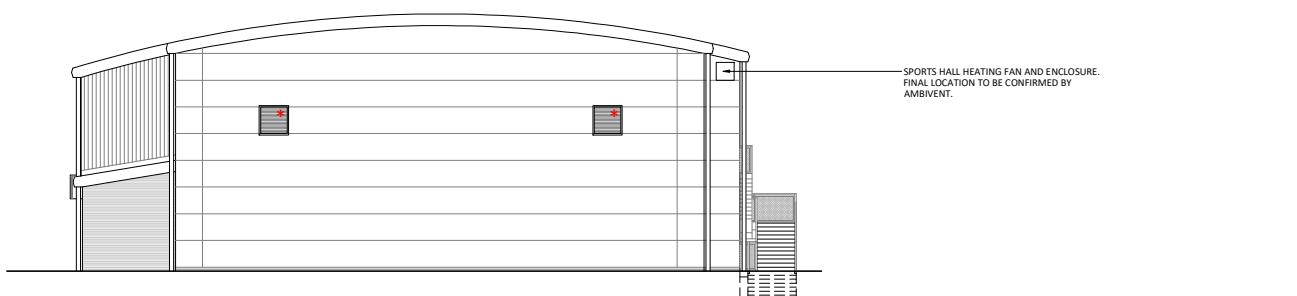
KEY:

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	KINGSPAN KS1000 MR - MICRO RIB INSULATED WALL PANELS (H43/121, 122)
	VERTICAL CEDAR BOARDING (H21/117)
	KALWALL TRANSLUCENT WALL PANELS (H10/110)
	EUROCLAD PROFILED METAL DECK ROOF.
	SEDUM ROOF (J41/111, Q37/131)

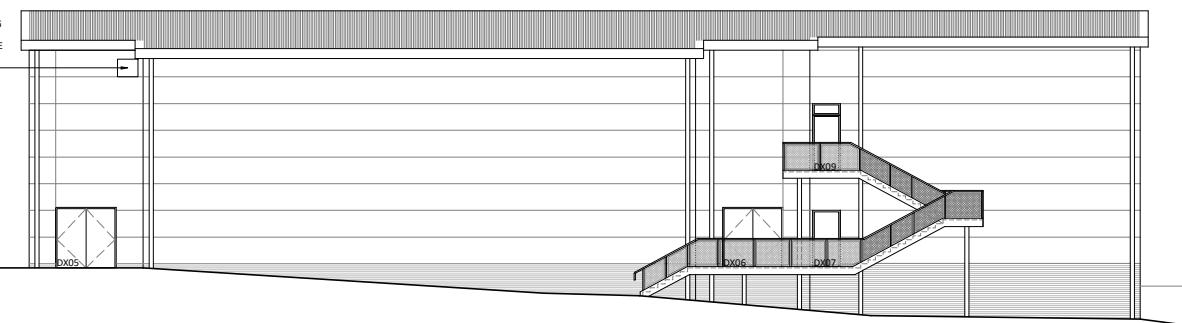
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* FINAL LOUVRE LOCATION TO BE
CONFIRMED BY AMBIVENT.



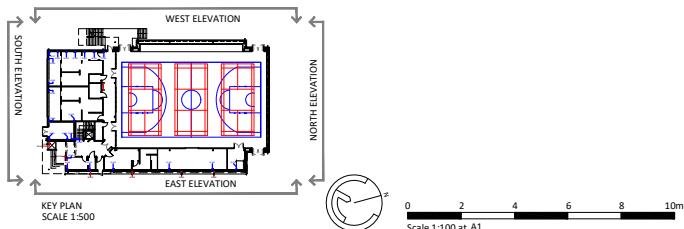
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



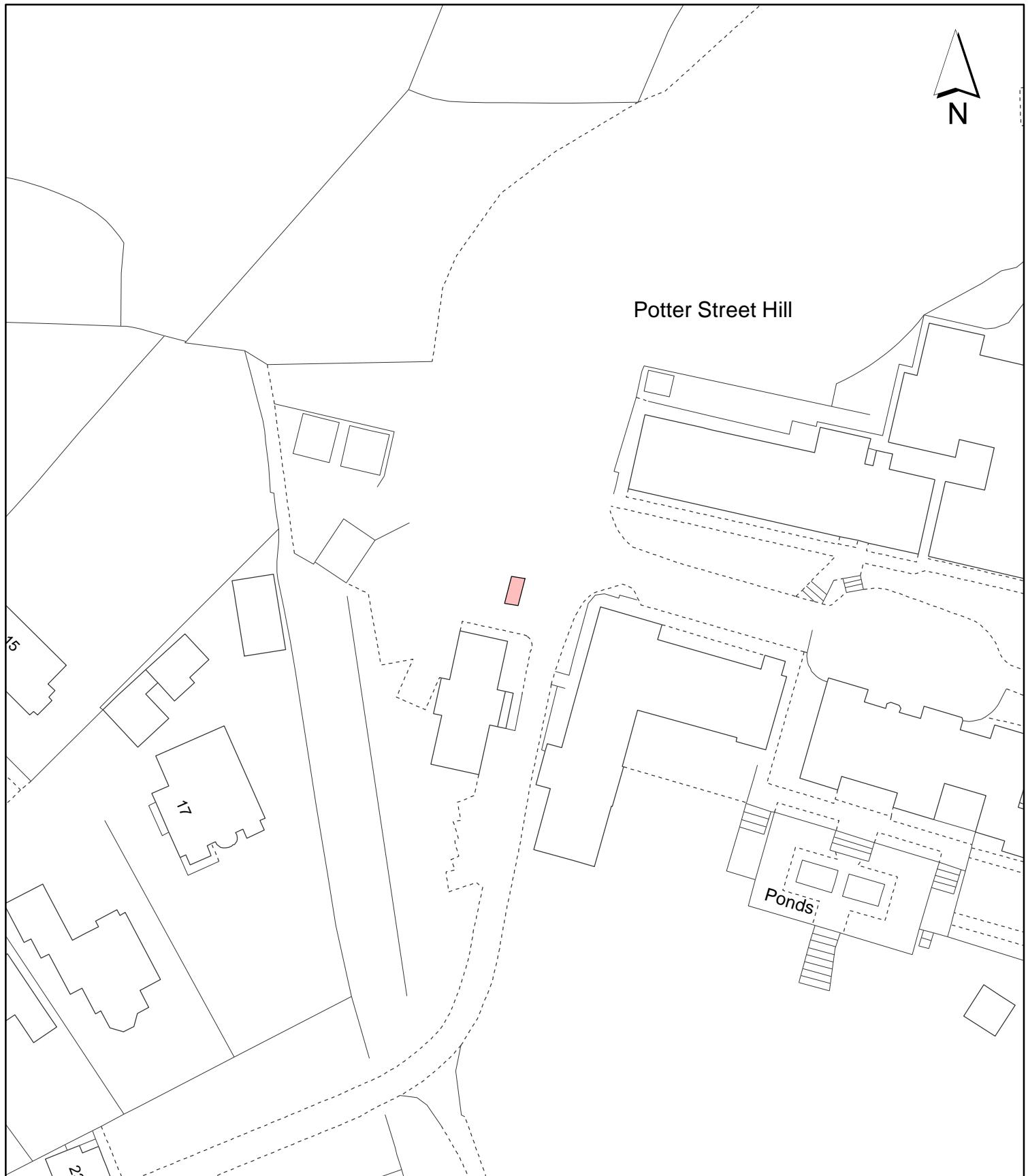
Rev 09	Signage location and size added.	By SO	Checked SO	17.02.2020
Rev 08	Rainwater pipes amended. As clouded.	By CM	Checked SO	04.12.2019
Rev 07	Louvres relocated from East and West elevations to South and North elevations. Note for louvre location coordination added. Vent removed from East elevation. Heating fan and enclosure added. New rainwater pipes added. As clouded.	By CM	Checked SO	10.10.2019
Rev 06	Signage and louvres added. As clouded.	By CM	Checked SO	24.09.2019
Rev 05	Updated to coordinate with Structural Issue. Rainwater pipes location amended. Window W04 relocated. As clouded.	By CM	Checked SO	30.08.2019
Rev 04	Construction Issue.	By CM	Checked SO	29.07.2019
Rev 03	External staircase updated. As clouded.	By CM	Checked SO	05.07.2019
Rev 02	Canopy column size amended to follow Structural Engineer's details. Canopy drainage added. Kalwall coordinated with NBS spec.	By CM	Checked SO	24.06.2019
Rev 01	Location of window W02 amended as clouded. External staircase amended to steel construction. Entrance column added. Rainwater pipes added.	By CM	Checked SO	03.05.2019

- Northampton
Stellar Barn, White Lodge, Walgrave,
Northampton, NN1 3PY
- Manchester
1rd Floor, 32 King Street,
Manchester, M2 4WG
- Milton Keynes
Wear Architecture, 2nd Floor, 20a
Uniford Wood, Milton Keynes, MK14 6LY

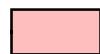
E: info@weararchitecture.co.uk
W: www.weararchitecture.co.uk
T: 01908 889109

- Architects
- Project Management
- Principal Designers
- Employers Agent
- Interior Designers

Drawn By:	CM	Client:	BORRAS CONSTRUCTION LTD.
Chkd By:	SO	Project:	PROPOSED NEW SPORTS HALL FOR ST JOHN'S SCHOOL POTTER ST. HILL, NORTHWOOD, HA6 3QY
Scale @ A1:	1:100	Title:	ELEVATIONS
Date:	28.02.2019	Construction:	
Status:		Project No.:	10709W
		Drawing No.:	300
		Revision:	09



Notes:

 Site boundary

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100019283

Site Address:

**St John's School
Potter Street**

**LONDON BOROUGH
OF HILLINGDON**

Residents Services
Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

10795/ADV/2020/64

Scale:

1:750

Planning Committee:

North Page 169

Date:

January 2021



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address KINGDOM HALL OF JEHOVAH'S WITNESSES OAKDALE AVENUE
NORTHWOOD

Development: Conversion of part of the ground floor of an existing place of worship to form 2 x studio flats and alterations to fenestration

LBH Ref Nos: 11385/APP/2020/2982

Drawing Nos:

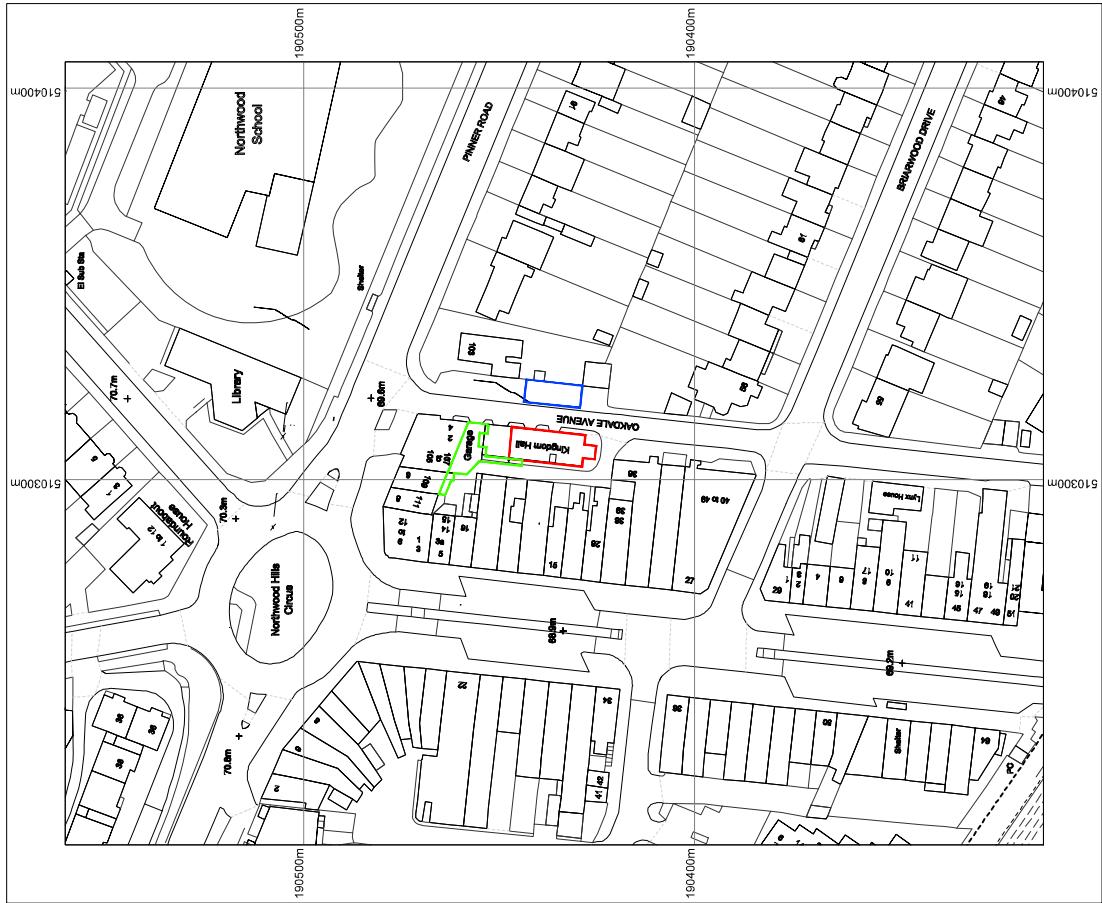
KEY

The red line denotes the boundary of the property that the application relates to (Area 163.9m²).

The blue line denotes the boundary of land in applicant's control, the adjacent car park (Area 82.1m²).

The green lines denote shared access at rear stairs & up to 1st floor area.

A scale bar and a north arrow are located in the top right corner of the map. The scale bar is labeled 'Scale 1:1250' and '120m'. The north arrow is a circle with a crosshair and the word 'NORTH' written in the upper right quadrant.



SITE LOCATION PLAN

REF ID: A3
Sect. 100
Drawing No. 01-
NOR-PL01

PLANNING APPLICATION DOD KINGDOM HALL SITE LOCATION PLAN

LOCAL DESIGN
CONSTRUCTION DEPARTMENT - BRITAIN BRANCH
**BRITAIN
BRANCH
LDC**



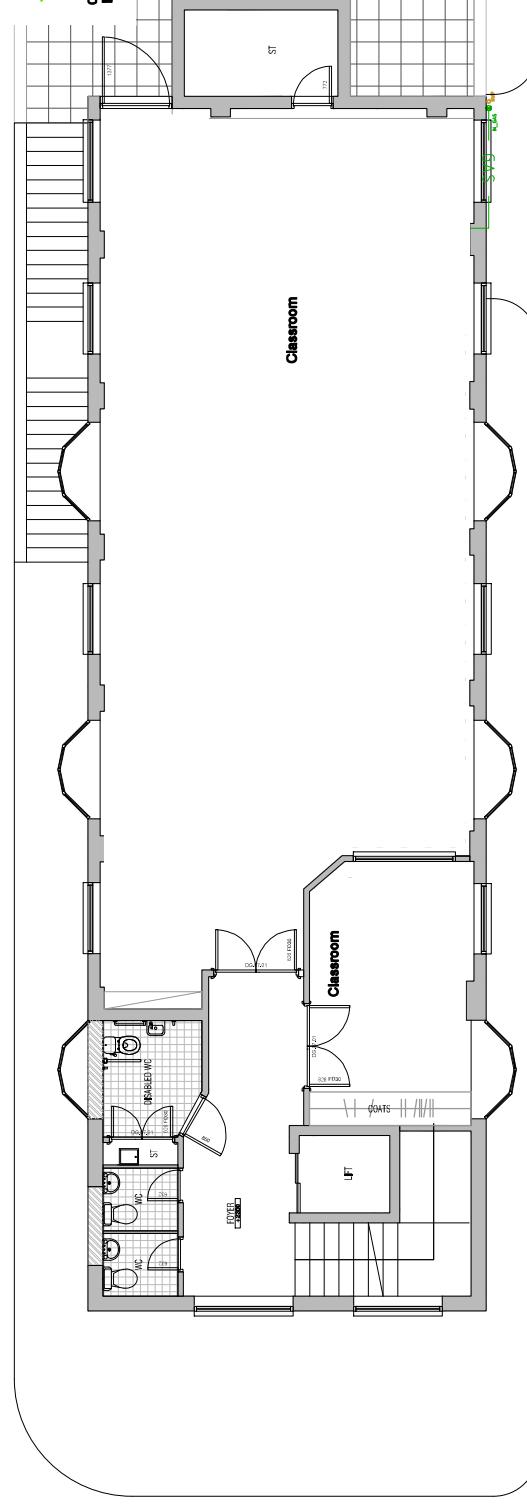
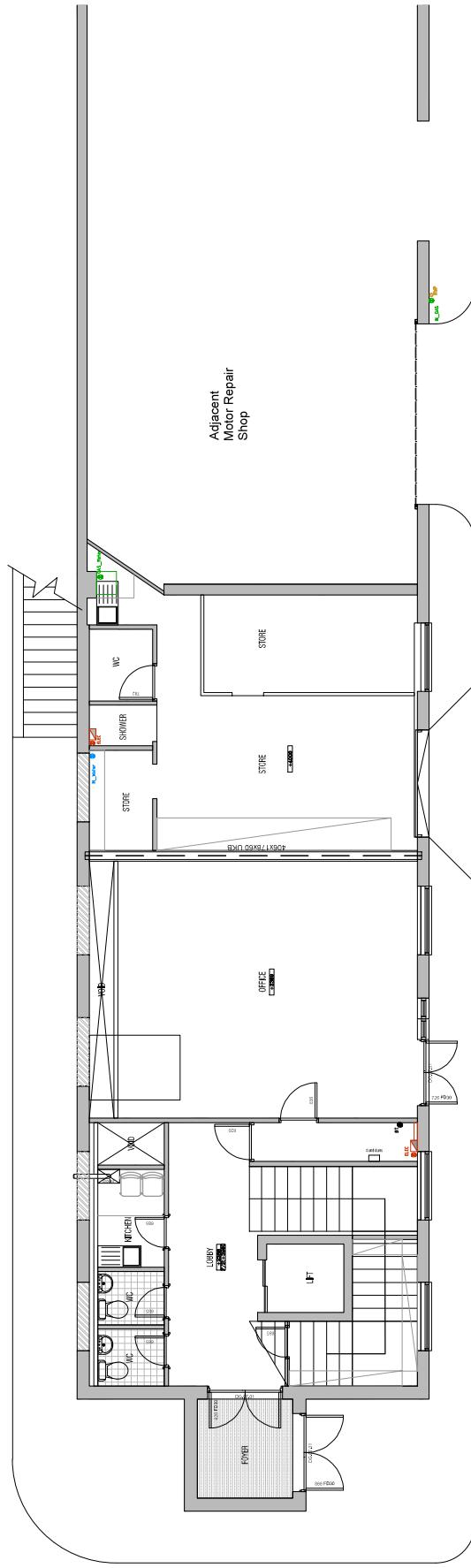
KEY

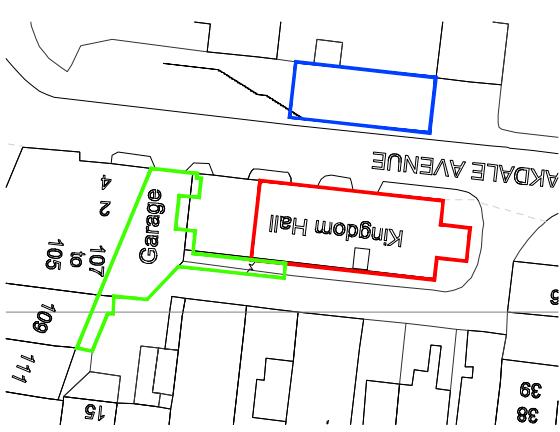
The red line denotes the boundary of the property that the application relates to (Area 163.9m²).

The blue line denotes the boundary of land in applicant's control, the adjacent car park (Area 62.1m²).

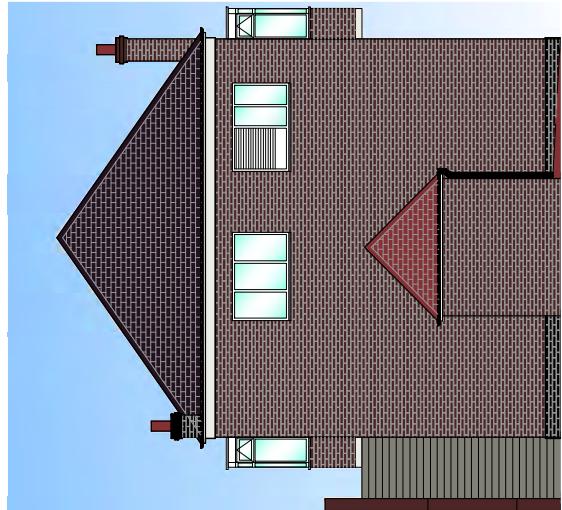
The green lines denote shared access at rear stairs & up to 1st floor area.

Scale 1:100
10m

**EXISTING FIRST FLOOR PLAN****EXISTING GROUND FLOOR PLAN**



KEY PLAN



PLANNING APPLICATION
NOR-PL04
LONDON, NORTHWOOD KINGDOM HALL
EXISTING ELEVATIONS



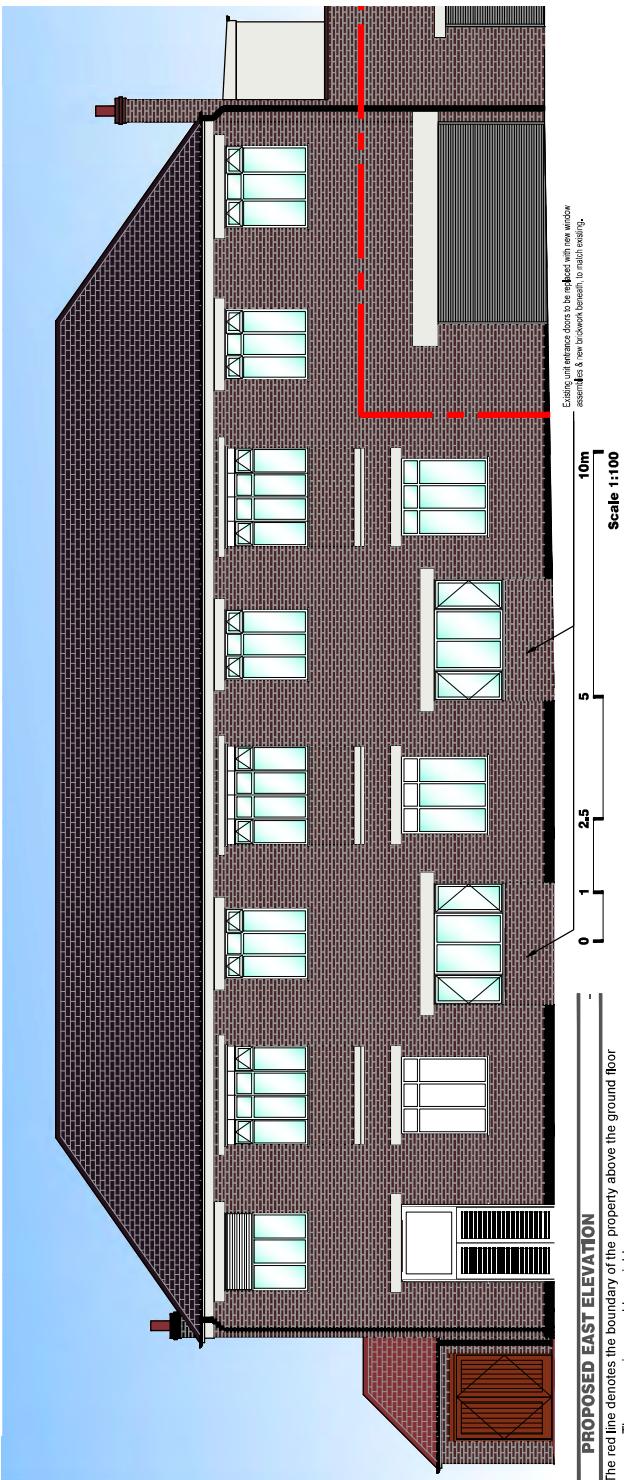
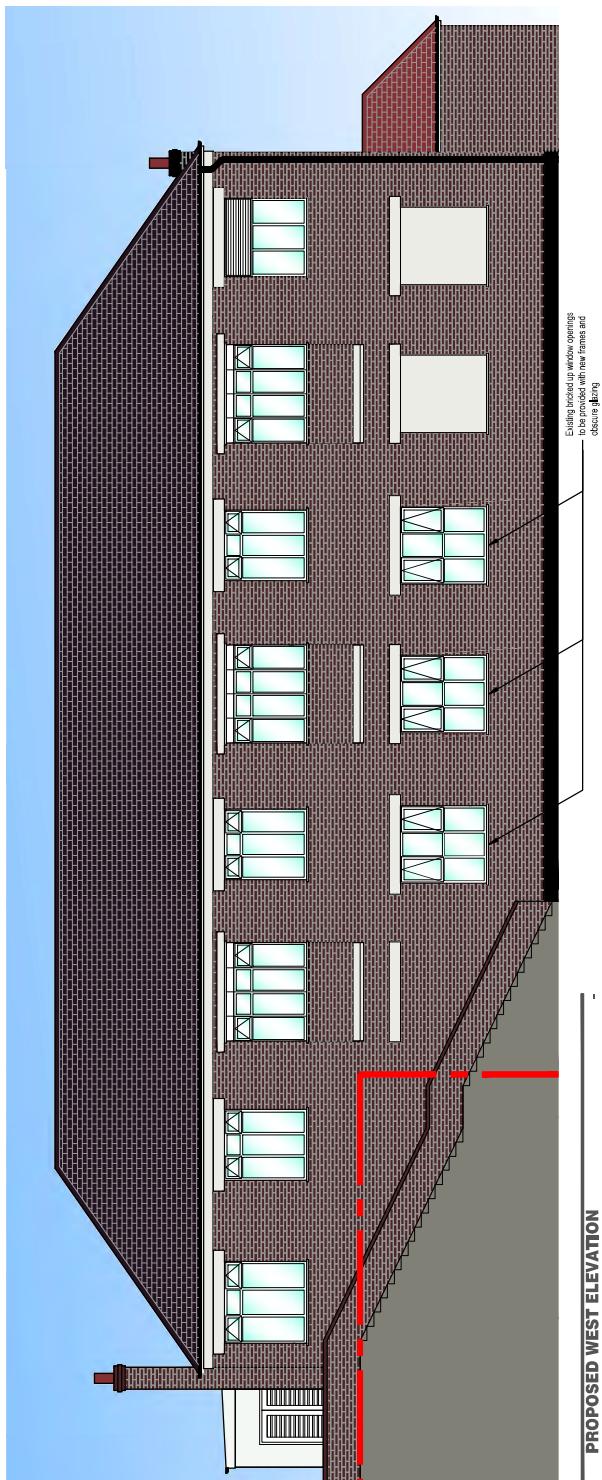
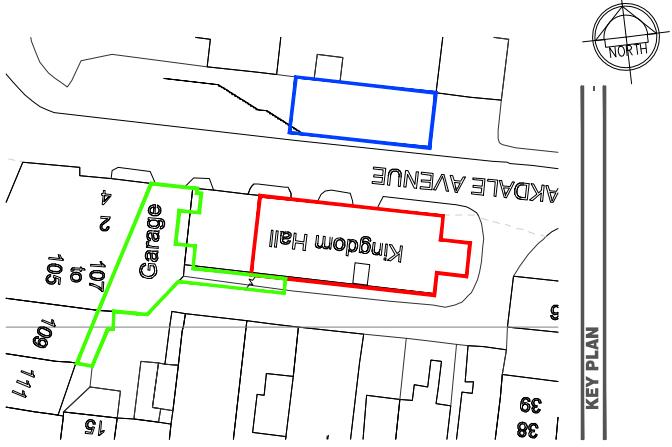
EXISTING WEST ELEVATION

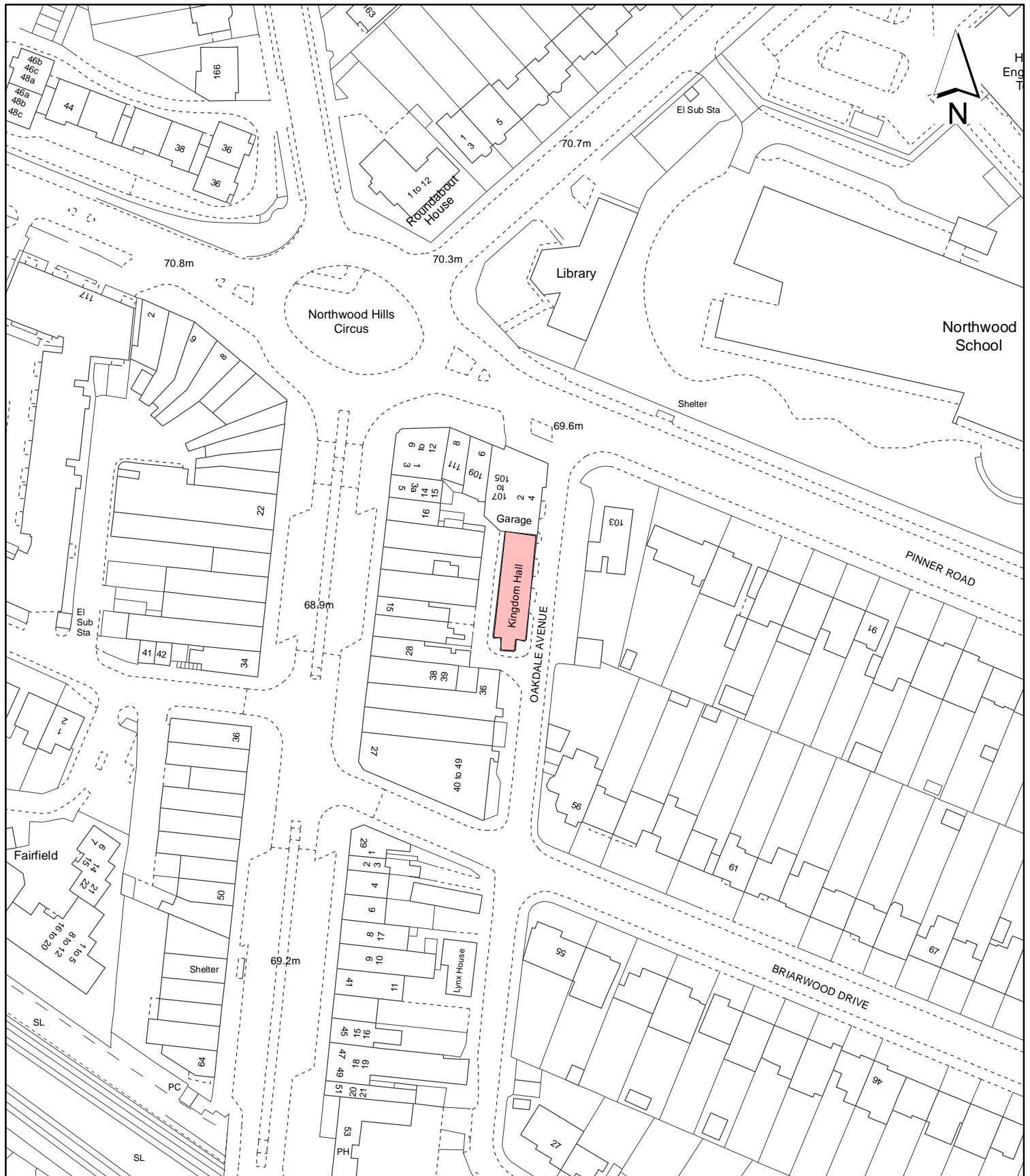
The red line denotes the boundary of the property above the ground floor garage. The garage is owned by neighbours



PLANNING APPLICATION
NOR-PL04
LONDON, NORTHWOOD KINGDOM HALL
EXISTING ELEVATIONS

LOCAL DESIGN
CONSTRUCTION DEPARTMENT - BRITAIN BRANCH
BRITAIN
BRANCH
IDC





Notes:

 Site boundary

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Site Address:

**KINGDOM HALL OF
JEHOVAH'S WITNESSES
OAKDALE AVENUE**

**LONDON BOROUGH
OF HILLINGDON**

Residents Services
Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: 01895 250111

Planning Application Ref:

11385/APP/2020/2982

Scale:

1:1,250

Planning Committee:

North Page 177

Date:

January 2021



HILLINGDON
LONDON

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