



VIRTUAL North Planning Committee

Date: WEDNESDAY, 17 FEBRUARY 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](#)

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: Tuesday, 9 February 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 meeting dated 28 January 2021 1 - 8
- 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	16 Murray Road, Northwood – 4626/APP/2020/3048	Northwood	Two storey rear extension and enlargement of habitable roofspace to include 2 rear dormers, 3 side rooflights, central roof lantern and alterations to elevations Recommendation: Refusal	9 – 20 228-235
7	4 Woodside Road, Northwood - 73105/APP/2020/3521	Northwood Hills	Erection of a garden shed to rear Recommendation: Approval	21 – 36 236-239

8	The Six Bells Public House, Ducks Hill Road, Ruislip – 14387/APP/2020/4126	West Ruislip	Proposed barn extension to provide an extended dining area at ground floor and 8 no. guest rooms at first floor, adding a guest house use to the existing public house/restaurant to create a mixed use (Sui Generis), with associated works and landscaping. Recommendation: Approval	37 – 88 240-253
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Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	The Six Bells Public House, Ducks Hill Road, Ruislip – 14387/APP/2020/4128	West Ruislip	Proposed barn extension to provide an extended dining area at ground floor and 8 no. guest rooms at first floor (Application for Listed Building Consent) Recommendation: Approval	89 – 106 254-267
10	188 Bury Street, Ruislip - 8697/APP/2020/3622	Eastcote & East Ruislip	Demolition of existing bungalow and erection of 4 x 4 bed dwelling houses with associated parking spaces and external works Recommendation: Approval	107-130 268-274
11	Pylon Farm, New Year Green Lane, Harefield - 12579/APP/2020/2742	Harefield	Demolition of existing outbuildings and construction of single replacement outbuilding Recommendation: Approval	131-154 275-294
12	Mount Vernon Hospital, Rickmansworth Road, Northwood – 3807/APP/2020/4265	Northwood	Construction of 1.5m wide gravel footpath around lawn perimeter and through the centre of the woodland belt to south of lawn, to include two access ramps with handrails. Recommendation: Approval	155-176 295-299

13	The Olde Northwood PH, 142 Pinner Road, Northwood – 73773/APP/2020/3002	Northwood	Conversion of public house to residential use to provide 4 self-contained flats including habitable roofspace and roof terrace, demolition of existing garages and rear element and the erection of 2 x two storey, dwellings with habitable roofspace including parking and amenity space and external works Recommendation: Approval	177-194 300-311
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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.

14	ENFORCEMENT REPORT	195-204
15	ENFORCEMENT REPORT	205-214
16	ENFORCEMENT REPORT	215-226

PART I - Plans for North Planning Committee – pages 227-312

Agenda Item 3

Minutes



NORTH Planning Committee

28 January 2021

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

	<p>Committee Members Present: Councillors Henry Higgins (Chairman), John Morgan (Vice-Chairman), Jas Dhot, Becky Haggar, Allan Kauffman, Carol Melvin, John Osstell (Opposition Lead), Jagjit Singh and David Yarrow</p> <p>LBH Officers Present: Glen Egan (Office Managing Partner - Legal Services), Liz Penny (Democratic Services Officer), James Rodger (Head of Planning, Transportation and Regeneration), Alan Tilly (Transport Planning and Development Manager) and James Wells (Planning Team Leader)</p>
113.	<p>APOLOGIES FOR ABSENCE (Agenda Item 1)</p> <p>There were no apologies for absence.</p>
114.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (Agenda Item 2)</p> <p>None.</p>
115.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS DATED 9 DECEMBER 2020 AND 14 JANUARY 2021 (Agenda Item 3)</p> <p>RESOLVED: That the minutes of the meetings dated 9 December 2020 and 14 January 2021 be agreed as an accurate record.</p>
116.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (Agenda Item 4)</p> <p>None.</p>
117.	<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 (Agenda Item 5)</p> <p>It was confirmed that the items of business marked Part 1 (items 1-11) would be considered in public and the items of business marked Part 2 (items 12-14) would be considered in private.</p>
118.	<p>25 DENE ROAD, NORTHWOOD - 46479/APP/2020/3055 (Agenda Item 6)</p>

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.

Officers introduced the report advising Members that the application was recommended for approval. The proposal was deemed to be well-designed, well-prepared and of high quality. It was considered that the development would not be detrimental to the amenity of local residents and would not be harmful to the Area of Special Local Character (ASLC). The Committee was informed that Highways officers, Conservation officers and Tree & Landscape officers had raised no objections to the scheme. Thorough reports had been submitted in relation to the basement, daylight and sunlight, water, trees and flood management.

A written submission was read to the Committee on behalf of petitioners objecting to the application. Key points included:

- The proposed development was a threat to the local area;
- Approval of such a development would set a precedent for future developments;
- The proposal would not be in keeping with the character of the ASLC;
- The intensification of the site to create a new build of 8 flats, in a bulky building constructed very close to both side boundaries, would fail to harmonise with the other properties which were mainly detached single family houses;
- The proximity to neighbouring properties would be detrimental to immediate neighbours and the local environment;
- The increase in the number of vehicles would create further parking stress and present a safety risk;
- The proposed building would adversely impact the outlook and daylight of properties in Foxdell and Firs Walk and would infringe on the rights of residents by directly overlooking them;
- The 10% flat redevelopment principle should not apply in an ASLC;
- A related proposal at 5 & 6 Firs Walk sought to significantly increase the density of that site; the two proposals represented gross over-development;
- The strain on existing services, particularly water supply and drainage, would negatively impact on existing properties;
- Petitioners had not been adequately consulted during the application process.

A written submission was read to the Committee on behalf of the agent for the application. Key points included:

- The proposal was policy compliant;
- Gavacan Homes had worked closely with planning officers for over a year to establish an acceptable scheme;
- A Heritage specialist who was also a former Historic England Inspector and trained architect had been commissioned to assist in addressing concerns raised by the Conservation Officer in relation to the previous design and its relationship with the neighbouring locally listed building and the ASLC;
- A high-quality development was now proposed which respected the historic setting, introduced a new building sympathetic to the original and to the Dene Road frontage and created a landscape regime that added to the area's verdancy;
- Planning officers were in support of the new design and the Conservation Officer had commended it;
- The proposed development delivered a number of benefits including better use

of the site by providing a net increase of 7 units, a mix of housing including family sized accommodation and units which exceeded minimum space standards;

- The proposal would not result in more than 10% of properties in Dene Road being redeveloped into flats;
- The building would be no further forward than the existing and the roof line would be the same height;
- The site had capacity to accommodate the proposal – parking and amenity provision complied with local standards and all units would receive plentiful daylight and sunlight;
- The building footprint sat well within the 45-degree lines of the neighbouring properties to protect them from overshadowing and loss of privacy;
- 13 parking spaces were proposed, including Blue Badge and Electric Vehicle provision and the increase in traffic would be minimal;
- A Construction Management Plan would be approved prior to the commencement of works at the site.

With reference to the nearby conversion to a flatted development referred to by the petitioner, Members enquired how many additional flats were proposed at that site. The Head of Planning was unable to confirm definitively but indications suggested there would be 5 flats.

The Committee welcomed the inclusion of 3-bed family homes at the application site. Members enquired how the current proposal differed to previous proposals which had been rejected. It was confirmed that the current proposed development was smaller and further from the boundary with neighbouring properties. The proposal complied with policy in all respects.

In response to questions from the Committee, it was confirmed that obscure glazed screens to balconies would be incorporated to ensure there was no overlooking. Members heard that the majority of the proposed quality control conditions had yet to be discharged. In respect of drainage, Councillors were reassured that a comprehensive report on this matter had been received.

Members enquired whether flatted developments were allowed in an Area of Special Local Character. It was confirmed that these were not prohibited provided they enhanced the area and the design was of high quality. The Committee heard that the proposal would not exceed the 10% policy in respect of flatted developments.

In response to further questions from the Committee, it was confirmed that the Flood and Water Management Officer had requested a detailed report and had been satisfied with the proposal.

Members supported the officer's recommendation to approve the scheme which was high quality and policy-compliant. The officer's recommendation was moved, seconded and, when put to a vote, unanimously approved.

RESOLVED: That the application be approved.

119. **33 GATEHILL ROAD, NORTHWOOD - 22910/APP/2020/2870 (Agenda Item 7)**

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.

Officers introduced the application noting that the proposed extensions were large and would constitute a substantial change. Members were informed that the Conservation Officer had concluded that the development would erode the quality of the original property and was therefore unacceptable. It was felt that the proposal would have a detrimental impact on the original house, the street scene and the Area of Special Local Character.

A written submission had been received from petitioners in objection to the application and was read out to the Committee. Key points included:

- Overbearing Street Scene – the property was set at an elevated position and had a narrower frontage than other properties. It was set further forward than the other properties. If the application were approved, the original building would be lost and the new building would be overbearing on the street scene;
- New Build Not Subordinate – the proposed development would double the footprint, add double storey extensions to the front, extend the property on both sides, add a 3-storey block at the rear and incorporate a colossal new roof structure with several crown roofs;
- Hijack of Non-Owned Land – the site had been incorrectly redlined as land owned by Gatehill Estate Northwood Limited had been incorrectly included within the redline;
- Privacy concerns – the privacy of no.31 Gateshill Road would be compromised as only windows in non-habitable rooms would be conditioned to be obscure glazed. Residents of Ravenswood Park would be dependent on the applicant not felling boundary trees and shrubs.

Members were in agreement with the officer's recommendation commenting that the proposed development was excessive and unacceptable. The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

120. 28B KINGSEND, RUISLIP - 73975/APP/2020/3392 (Agenda Item 8)

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

Officers introduced the report and highlighted the information in the addendum which included comments from the Ruislip Village Conservation Area Panel and a proposed fourth reason for refusal. Members heard that the proposed development would alter the character of the existing building and would not enhance the Ruislip Village Conservation Area. The development would be over-dominant, impact negatively on the amenity of 28a Kingsend and on the street scene and would fail to safeguard a protected tree. The 10% rule in terms of flatted developments would also be breached as detailed in the addendum.

Petitioners had submitted a written representation in objection to the application which was read out for the consideration of the Committee. Key points included:

- The original bungalow at 28B Kingsend had been a modest single storey bungalow. It had been progressively extended on all sides over the years resulting in a large irregularly shaped footprint;

- The property had recently been divided into two bungalows -28B and 28C. The proposal would add another storey with a much higher roof structure;
- The additional storey would dominate the outlook for many surrounding properties;
- The site was predominantly landlocked;
- The site was located over 45m from Kingsend accessible via a single track gated driveway. This single car track with no dedicated footpath was intended for 1 or 2 cars, not to access a block of flats;
- Residents adjacent to the property would feel hemmed in;
- Properties at 21, 23, 23A Ickenham Road were already curtailed by the presence of the Methodist Church with its excessively high roof, the church hall and outbuildings;
- The proposed development would be located just a few feet from rear garden fences with overlooking to gardens and patios;
- Access to the site for emergency vehicles and refuse collection would be problematic – there were no bin stores or cycle storage at present;
- Petitioners objected to the proposal due to the unsuitable location, bulk and close proximity to boundaries of many adjoining properties. The development would be visually intrusive, overbearing and detrimental to the character and appearance of the area. It did not respect design guidelines in terms of form, volume, elevation treatments, outlook and vehicular access. Its bulky appearance would fail to harmonise with the character of the Ruislip Village Conservation area.

A written submission had been received from the agent and was read to the Committee. Key points included:

- The application site lay between Kingsend Road and Ickenham Road. Ickenham Road properties were over 45m away, Kingsend properties 35m away and Sovereign Close properties over 30m away from the property;
- The application site was not easily visible from Kingsend road and was dominated by a large modern flatted development. It could only be seen through a narrow gap between No.28 and 30 Kingsend Road. Even with the addition of two flats on the first floor, the property would be overshadowed by the large Methodist Church building;
- The property was barely visible from Ickenham Road – a pocket-sized view of the property could be seen through the gap between the Church and 21 Ickenham Road. Even with the addition of two flats, the property would be in line with a series of large two storey buildings and would be inconspicuous compared to the sprawling building block of the Church;
- There was a pocket-sized view of the property from Sovereign Close. However, Sovereign Close was a small cul-de-sac with no passing pedestrians. The application site was a back-land development surrounded by large mature trees which provided a natural screen;
- The development would not adversely impact the character of Ruislip Village. Changes to proposed windows had been made to include a reduction by half in the size of the lounge and bedroom windows, removal of three small windows, replacement of bathroom windows and the 3rd bedroom with skylights and the removal of the kitchen side window;
- The protected tree was approximately 8m from the property. The applicants were willing to obtain a tree report from an expert to confirm that the proposed development would not harm the cedar tree;
- The development would be similar in size and character to nearby properties

and would not be incongruous. The site was barely visible from the road therefore could not be detrimental to the character and visual amenity of Ruislip Village. The proposed windows had been changed to ensure that the development did not impact negatively on the privacy of surrounding properties.

A written submission in objection to the proposal had been received from Ward Councillor Philip Corthorne. This was read out to the Committee. Key points included:

- Ward Councillor Corthorne supported the officer's recommendation for refusal commenting that the proposal would result in overdevelopment within the Conservation Area and would not harmonise with the local area. It would also result in an unacceptable loss of residential amenity;
- Some inaccuracies in the officer's report were highlighted – the percentage of flatted development in Kingsend already exceeded the 10% that the Planning Inspectorate previously deemed an appropriate upper limit. This had been acknowledged in previous appeals – the correct figure was 13% whereas the report stated 8%. The report also failed to reference the objections of the Ruislip Conservation Panel.

Members concurred with the officer's recommendation for refusal citing considerable concerns regarding overdevelopment and overlooking. The Committee noted that there were four good reasons for refusal set out in the report and the addendum.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

121. **ST JOHNS SCHOOL, POTTER STREET HILL, NORTHWOOD - 10795/ADV/2020/64**
(Agenda Item 9)

Installation of 1 x wall mounted LED Logo sign.

Members noted that this was a small change therefore an officer's presentation was not deemed necessary. No objections or concerns were raised and the Committee was in agreement with the officer's recommendation to approve the application.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

RESOLVED: That the application be approved.

122. **KINGDOM HALL OF JEHOVAH'S WITNESSES, OAKDALE AVENUE, NORTHWOOD - 11385/APP/2020/2982** *(Agenda Item 10)*

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

Officers presented the report noting that the studios would only be in use on an ad hoc basis by visiting dignitaries of the Church. It was explained that the studios would be occupied by ministers connected to the charity who would only use the studios for part of each week. No alterations in terms of scale were proposed and the application met policy standards; however, it was noted that there was no exterior private amenity space. A legal agreement was proposed to restrict the use of the studios to visiting

ministers only.

Members noted that the application site was in Northwood Hills rather than in Northwood as stated in the report. The Committee requested clarification regarding soundproofing between studio 2 and the motor repair shop. It was confirmed that Condition 5 necessitated the submission of sound insulation information prior to commencement of development work.

In response to Members' requests for clarification, it was explained that paragraph 4 on page 70 of the agenda pack was advising Members of a potential reason for refusal; it did not mean that the applicant had failed to agree. A legal agreement was required to ensure that the studios were used on an ad hoc basis only and were not for general residential use.

Members were in agreement with the officer's recommendation and raised no further concerns. The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

RESOLVED: That the application be approved.

123. **SECTION 106 QUARTERLY MONITORING REPORT** (*Agenda Item 11*)

RESOLVED: That the Section 106 Quarterly Monitoring Report be noted.

124. **ENFORCEMENT REPORT** (*Agenda Item 12*)

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.

125. **ENFORCEMENT REPORT** (*Agenda Item 13*)

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 beach 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.

126. ENFORCEMENT REPORT (Agenda Item 14)

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 beach 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 7.40 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on Telephone 01895 250636 or email (recommended): epenny@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.

Agenda Item 6

Report of the Head of Planning, Transportation and Regeneration

Address: 16 MURRAY ROAD NORTHWOOD

Development: Two storey rear extension and enlargement of habitable roofspace to include 2 rear dormers, 3 side rooflights, central roof lantern and alterations to elevations

LBH Ref Nos: 4626/APP/2020/3048

Drawing Nos: P102
P201
P301
P101
P103 A
P202 A

Date Plans Received: 25/09/2020

Date(s) of Amendment(s): 24/09/2020

Date Application Valid: 01/10/2020

1. CONSIDERATIONS

1.1 Site and Locality

The site is occupied by a detached two and a half storey building which is currently in residential use, with planning history showing that part of the ground floor had been used as a veterinary clinic in the past and, more recently, as a space for providing catering tutorials.

The original building was L-shaped with a hipped end lateral roof and a gable ended roof running perpendicular to this. The elevation walls are predominantly finished in red brick. There are prominent ground and first floor level bay windows on the building frontage, which is set well back from the street with a hard surfaced parking area provided to the front. A sizeable two-storey flat roof extension, which includes bay windows, has been added to the rear as well as a modestly sized single-storey lean-to style extension. It appears that these extensions were made prior to 1948, when the Town & Country Planning Act first came into effect. The rear amenity space includes a hard surfaced terrace area adjacent to the building, with the majority of the space being a lawn. Site boundaries are marked by mature landscaping.

The site is located on a residential road that is characterised by large, detached two and three - storey buildings that are set well back from the road, on deep plots. The level of set back is uniform and creates a strong building line. The presence of mature landscaping both within plots and in the form of street trees softens the visual impact of built forms and generates a verdant character and appearance to the street. Gaps to the side of buildings are minimal and as a result, views to the rear of buildings are limited. Extensions to the rear of buildings, both single and two-storey, are a relatively common feature whilst side and front elevations are largely unmodified.

The majority of buildings on the road are single dwellings or contain flats although there is a Doctor's Surgery and a Synagogue nearby. At the end of the road, to the north of the site, is

Northwood Town Centre and Primary Shopping Area. Northwood Underground Station is sited within the Town Centre, approximately 200 metres walking distance from the site.

The application site lies within the Northwood Town Centre Conservation Area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The site is also covered by TPO483.

1.2 Proposed Scheme

The application seeks planning consent for the replacement of the existing rear addition with a two storey rear extension and the enlargement of the habitable roofspace to include 2 rear dormer windows, 3 side rooflights, a central roof lantern and additional side windows.

1.3 Relevant Planning History

4626/APP/2018/1772 16 Murray Road Northwood

Part two storey, part single storey rear extension, extension to roofspace and change of use from Use Class C3 (Dwellings) to Use Class D1 (Non Residential Institutions - Nursery)

Decision Date: 26-10-2018 **Withdrawn** **Appeal:**

4626/APP/2019/629 16 Murray Road Northwood

Two storey rear extension with habitable roofspace to allow for conversion of ground and first floor from part Use Class C3 (Dwellings) and part Class D1 to Class D1 (Non-Residential Institutions - Nursery) and addition of rear dormer to allow for conversion of second floor into 2 x 1-bed self-contained flats.

Decision Date: 28-05-2020 **Refused** **Appeal:**

4626/PRC/2018/51 16 Murray Road Northwood

Part single, part two-storey rear extension and Change of Use from part use class C3, part D1 to a nursery (Use Class D1)

Decision Date: 13-06-2018 **OBJ** **Appeal:**

4626/PRC/2020/84 16 Murray Road Northwood

Proposed extensions and conversion of existing dwelling into 5 self-contained flats

Decision Date: 30-06-2020 **OBJ** **Appeal:**

Comment on Planning History

A previous submission for the extension and change of use of the property was refused on 7 grounds. These included the size, scale and design of the extension; the impact on the neighbouring occupiers; the loss of residential floorspace; unsatisfactory indoor living area; lack of amenity space; inadequate parking provision and failure to demonstrate the proposal would not result in unacceptable noise and disturbance to surrounding residents.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 16th December 2020

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

15 neighbours and the Northwood Residents Association were consulted for a period of 21 days expiring on the 26 October 2020. There were 7 responses raising the following issues:

- There is no planning statement yet the application has been made valid
- The plans do not note that the windows to the side are to be obscure glazed and non-opening
- Loss of light
- Overshadowing of the garden and patio area of the neighbouring property
- Loss or damage to trees
- Loss of privacy
- Visual amenity and loss of view
- Potential use for multiple occupancy
- Noise and building disruption
- Unusually large number of bedrooms for a single residence
- Loss of the rear bay features will detract from the attractive outlook
- This appears even larger than the previously refused scheme
- Completely out of scale with the original dwelling and do not respect its original design
- Removal of the mature hedging is not desirable
- Out of keeping with the Conservation Area
- Detrimental to the amenity of the neighbouring occupiers
- Overdominance
- Loss of outlook
- No applicant named
- Proposal would compromise a 45 degree line of sight from the neighbouring lounge window
- The overall outlines of the neighbouring property do not accurately reflect the various levels
- Overdevelopment
- Incongruous addition
- The revised block plan does not show the massing of the neighbouring buildings thus offering a less than accurate picture of the variety and intricate scale of this properties
- Does not comply with a 45 degree line of sight as the roof compromises the line
- Ground floor still too intrusive on no. 18
- There should be no access over the flat roof if approved

A Ward Councillor has also commented. They state that the proposal is for a very large double storey extension to this already large house that is currently in total keeping with the neighbouring properties in terms of size and scale. Such a large house given its location would only be appropriate for use as a HMO. Given that it is next to a 55+ retirement home, this would seem to be a totally inappropriate and detrimental development within a conservation area.

A petition against the proposal with 24 signatures was also submitted.

Officer response: Within planning there is no right to a view. Also we can only assess the proposal as submitted. Any future use as a House in Multiple Occupation for more than 6 individuals would require planning consent in its own right. Noise and disruption due to construction works is considered transitory in nature and insufficient reason to refuse an application in its own right. There is no legal requirement for the applicant to be named if they have given authority to the agent to act on their behalf.

Trees/Landscaping Officer - The site lies within the Northwood Conservation Area, a

designation which protects trees. Furthermore the site lies within the area covered by TPO 483 with T3 a birch and T4 an ash present on the side (south) boundary of the back garden. This submission follows the refusal of application ref. 2019/629. No topographical survey or supporting tree report has been submitted, although the presence of trees in the back garden is indicated on plan. The previous application included an arboricultural assessment, which has identified and assessed 11 trees which are on, or close to, the site. There is one 'A' grade copper beech tree, T11, which is off-site and one 'B' grade street tree, a lime, T3 on the survey schedule. All other trees are rated 'C'. According to this report it is likely that no trees of merit will be affected by this proposal, however, an updated tree report will be required which provides a tree constraints plan, arboricultural impact assessment and full tree protection measures together with an arboricultural method statement. Landscape conditions will also be required to protect and enhance the character and appearance of the landscape within the Conservation Area.

RECOMMENDATION No objection subject to pre-commencement conditions for tree protection measures and landscaping..

Conservation and Design Officer - The existing property is an attractive double fronted late Victorian house which forms part of a set of three properties designed and built at the same time. This group of three were amongst the earliest houses built long Murray Road after the arrival of the railway in 1887. The road is predominantly characterised by residential dwellings set on spacious verdant plots. Whilst some change has occurred over time, the street scene is still strongly defined by its residential characteristics and early 20th century buildings.

The group of the properties are characterised by their double fronted asymmetrical elevations which includes a double height bay window with two projecting gable features at roof level. The varied size and detailing to the gables provide some sense of hierarchy to the overall composition of the building. The larger gable ends are finished in a pebble dash render with mock Tudor timber detailing and notable finials at the apex. Below the first floor bay window there are attractive panel details within the brickwork. The entrance is highlighted by a classical detailed surround with a simple pediment above. Whilst this has been filled at a later date the originally recessed door has been retained. The group of properties are externally finished in a red brick. The original hipped roof form is finished in profiled clay tiles with a ridge detail contributing to the pleasant appearance of the property. Originally the windows were likely single glazed timber sash however these have been replaced with modern alternatives. To the rear the property has rear additional however they appear to be similar to rear additions at nos. 18 and 20 following a consistent historic precedent. Nos. 16, 18 and 20 are little altered to the front and their homogenous appearance collectively, positively contributes to the significance of the conservation area and the character and appearance of the street scene, as duly recognised within the conservation area appraisal.

The proposed development would be detrimentally harmful to the character and appearance of the conservation area and existing building. The submitted information lacks a heritage statement, which should be submitted in line with para. 189 of the NPPF. An assessment of the surrounding environment must be considered prior to the development of proposals in order to understand the best design approach and potential impact it will have.

Front Elevation

The proposal would result in the loss of original features, notably the finials to the front and

ridge tiles at roof level, such features would need to be retained. The loss of such features would diminish the original design and quality of the building, individually and as part of a group. The front elevation would need to be left untouched so that its group value with nos. 18 and 20 and their collective positive contribution to the conservation area is appropriately preserved.

Rear extension

The proposed rear additions would be disproportionately large in relation to the original house, which would be more than double the original footprint and scale of the building. The proposal would extend across the full width of the original property resulting in the loss of the rear elevation in its entirety and original features. The original plan form of the building would be lost including the phased extension of the property in the past, which forms part of its history and character. Instead it would be replaced with an elongated plan form resulting in the unsympathetic, large roof form. The bulk of the large rear extension would be visible in the gap between nos. 16 and 18. The gap between nos. 16 and 18 is open with attractive views to the trees behind. , The excessively long rear extension for the full height of the development will be visible on this side and will impact negatively on the conservation area. The proposal would fail to remain subservient to the original property, it would disregard the property's original built form and characteristic qualities.

It is important to remember that an area which is designated for its special architectural and historic character is not based on just views from the road. The heritage asset may be experienced from private and public spaces therefore the desire to preserve or enhance its character and appearance is just as relevant in relation to rear elements.

Roof

To entirely remodel the original roof form and create a dummy pitched roof form would be considered in principle unacceptable. The unsympathetic roof form with a large central area of flat roof is an uncharacteristic roof form within the CA. It contributes to the excessive bulk and over dominant scale of the development harming the character and appearance of the original property. The additions and alterations to the roof would fail to remain subservient or in keeping with the scale, design, character and style of the original buildings and notable group value.

Murray Road has a strong residential character which forms part of its interest within the conservation area. Individual houses, set on spacious plots define how the road was developed and forms part of its historic interest. There would significant concerns that the large, excessive extension would warrant the conversion into a flattened development in the near future, as had been proposed at pre-application. It is wholly disappointing that the opportunity to enhance the appearance of the front garden has not been included in this proposal.

The development would be disproportionately out of scale. It would lack any form of subservience to the original building. The sheer bulk of the development would be further exacerbated by the dummy pitched roof form with no relief to the long flank elevations. The original design of the building particularly to the rear would be completely lost.

As proposed the development would result in significant harm to the conservation area which can be defined as less than substantial. I am not convinced that such harm would be outweighed by the limited (if any) public benefits from the proposal. In any instance para. 196 of the NPPF would need to be applied. The development would have a negative impact on the conservation area and the existing contribution the group of buildings no. 16 forms a

part of.

Officer response: Revised plans were submitted reducing in part the scale of the rear extension.

The Conservation Officer has further advised: The minor amendment comprising of a part reduction to the proposed rear addition would not fully address previous comments. Whilst the part reduction to the proposed rear addition is welcomed, the development would still fail to remain subservient to the original property. As proposed, it would amount to less than substantial harm to the conservation area.

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 4 Conservation Areas

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.4 (2016) Local character

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 12 NPPF-12 2018 - Achieving well-designed places

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

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

DMHB 4 also advises new development within or on the fringes of conservation areas will be expected to preserve or enhance the character and appearance of the area. It should sustain and enhance its significance and make a positive contribution to the local character and distinctiveness.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers. It advises that two storey rear extensions should not contravene a 45 degree line of sight from the neighbouring windows and full width two storey rear extensions are not considered acceptable in designated areas.

The original L shaped property has previously been extended to the rear, including a 4.25m deep single storey extension and a 5.5m deep two storey flat roofed extension. The proposal would incorporate these and extend to the rear, giving a two storey rear extension of between 2.3m and 9.85m in depth (against the original property depth of 8.6m and 5.7m respectively). This is set beneath a gabled roof and a hipped roof with a flat valley roof between. At ground floor there is a further flat roofed ground floor extension of 4.6m in depth and 3.35m in height, which fills the area to the side of the two storey extension.

This is a substantial addition to the original property. The Conservation Officer has raised strong objections to the proposal. They have advised that the proposed rear additions would be disproportionately large in relation to the original house, which would more than double the original footprint and scale of the building. The proposal would extend across the full width of the original property resulting in the loss of the rear elevation in its entirety and original features. The original plan form of the building would be lost including the phased extension of the property in the past, which forms part of its history and character. The bulk of the large rear extension would be visible in the gap between nos. 16 and 18, which is currently open with attractive views to the trees behind. As proposed, the extensions would amount to less than substantial harm to the conservation area.

The excessive depth and bulk of the proposal would fail to appear as a subordinate addition to the original dwelling and would be out of keeping with the architectural character and appearance of the wider street scene and conservation area. As such the proposal fails to comply with policies DMHB 4, DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

The proposed rear extension would project approximately 2.15m beyond the rear of Copperbeam Court (to the north) set back by approximately 2m. To the other side the site plan shows that the proposed extension at ground floor would project approximately 1.15m beyond the rear of no. 18 also set back by 2m. At first floor the living room window of 18a is set back on the original recessed rear elevation of that property. The proposed 2 storey extension would project approximately 5.25m beyond the rear of that window, set back by approximately 4m. Although it is noted that the proposal would not compromise a 45 degree line of sight from the window (except the eaves of the roof) given the extent of the

extension and that the window is already recessed on one side by the original projection of the dwelling, this would result in an overbearing impact on the occupiers of that property. As such the proposal fails to comply with policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

The principle windows would face front and rear and the side windows would serve non habitable rooms and could be conditioned to be obscure glazed and non opening below 1.8m if all other aspects of the proposal were acceptable. As such the proposal would not significantly increase any overlooking and loss of privacy.

Whilst most of the resultant rooms would maintain an adequate outlook and source of natural light, it is noted that bedroom 6 set within the proposed roofspace would be served solely by two high level rooflights. Whilst these would provide sufficient light, they would fail to provide any outlook for the occupiers of this room. Therefore the proposal fails to provide a satisfactory living environment for the future occupants of property in accordance with Policy 3.5 of the London Plan 2016.

Policy DMHD 1 (appendix A, Part A) vi), states that for alterations and extensions to residential dwellings; adequate garden space should be retained. The property benefits from a large rear garden and sufficient garden space would be retained.

There is no impact on parking provision as a result of this proposal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed rear extension by reason of its size, scale, bulk and design, would be an intrusive addition to the property which would fail to harmonise with the existing character of the original dwelling, the group of three properties of which it forms a part and the wider street scene. The proposal therefore fails to either preserve or enhance the character or appearance of the Northwood Town Conservation Area and would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of Local Plan: Part Two - Development Management Policies (2020).

2 NON2 Non Standard reason for refusal

The proposed two storey rear extension by virtue of its depth, height and proximity, would be detrimental to the amenities of the adjoining occupiers at no. 18 by reason of overdominance, loss of outlook and loss of light. Therefore the proposal would be contrary to Policies DMHB 11 and DMHD 1 Local Plan: Part Two - Development Management Policies (2020).

3 NON2 Non Standard reason for refusal

The proposal would provide an indoor living area of an unsatisfactory quality for the future occupiers and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. Therefore the proposal would be contrary to Policies DMHB 11 and DMHD 1 Local Plan: Part Two - Development Management Policies (2020) and to Policy 3.5 of the London Plan (2016).

INFORMATIVES

- 1 On this decision notice policies from the Council's 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.
- 2 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.

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:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 4	Conservation Areas
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

Site boundary

For identification purposes only.

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Site Address:

**16 MURRAY ROAD
NORTHWOOD**

**LONDON BOROUGH
OF HILLINGDON**

Residents Services
Planning Section

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

Planning Application Ref:

4626/APP/2020/3048

Scale:

1:1,250

Planning Committee:

North Page 19

Date:

February 2021



HILLINGDON
LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address 4 WOODSIDE ROAD NORTHWOOD MIDDLESEX

Development: Erection of a garden shed to rear

LBH Ref Nos: 73105/APP/2020/3521

Drawing Nos: 1251-BR-101C - annotated with Revision D
1251-BR-101B
HOUSEHOLDER SUBMISSION LETTER - 28-10-2020

Date Plans Received: 29/10/2020 **Date(s) of Amendment(s):** 29/10/2020

Date Application Valid: 10/11/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a recently constructed two storey three bedroom dwelling house on a previous area of open land situated on the eastern side of Woodside Road which was formerly an area of garden attached to No. 2 Woodside Road.

The street scene is predominantly residential in character and is largely characterised by detached properties located within substantial plots. The application site lies within the Gatehill Farm Estate Area of Special Local Character and is covered by TPO 99 however there are no protected trees within the curtilage of the site. It also lies within a critical drainage area.

1.2 Proposed Scheme

The current application seeks planning permission for the erection of a garden shed.

1.3 Relevant Planning History

Comment on Planning History

70377/APP/2016/4221 - Two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front. - Refused 22/2/17 - Allowed on appeal dated 28/7/19 subject to the following conditions as stated by the planning Inspector: -

"The first condition relates to the standard time period for implementation. The second condition specifies the plans to which the permission relates and is necessary for clarity and certainty. The condition relating to materials is necessary to protect the character and appearance of the ASLC.

The conditions relating to obscured glazing and openings are necessary to ensure the protection of the privacy of adjacent occupiers. The conditions removing permitted development rights for further development are necessary in order to protect the character and appearance of the ASLC. The use of such conditions is exceptional in accordance with the Planning Practice Guidance, but necessary in this case given the importance of the

ASLC.

The condition relating to ground levels is necessary given the slope of the site and its relationship to adjoining properties.

The conditions relating to the protection of trees and hedges and the provision and retention of landscaping are necessary to protect the character and appearance of the ASLC."

These conditions were as follows: -

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1251/P/1, 1251/P/2, 1251/P/3, 1251/P/4 and 1251/P/5.
- 3) No development shall commence until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 4) 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 windows, doors or other openings, other than those expressly authorised by this permission shall be constructed on the elevation or roof slopes on the elevations facing No 2 and No 6 Woodside Road.
- 5) The building hereby permitted shall not be occupied until the windows facing No 2 and No 6 Woodside Road have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.
- 6) 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 garages, sheds or other outbuildings shall be erected other than those expressly authorised by this permission.
- 7) 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 extension to the building or roof shall be erected other than those expressly authorised by this permission.
- 8) No development shall take place until full details of the finished levels, above ordnance datum, of the ground floor of the proposed building, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.
- 9) No retained tree or hedge shall be cut down, uprooted, destroyed, pruned, cut or

damaged in any manner from the date of the occupation of the building for its permitted use, other than in accordance with the approved plans, without the prior written approval of the local planning authority.

Appeal Decision APP/R5510/W/17/3171932. In this condition "retained tree or hedge" means an existing tree or hedge which is to be retained in accordance with the approved plans and particulars.

10) If any retained tree or hedge is cut down, uprooted or destroyed or dies another tree or hedge shall be planted at the same place and that tree or hedge shall be of such size and species and shall be planted, at such time as may be specified in writing by the local planning authority.

In this condition "retained tree or hedge" means an existing tree which is to be retained in accordance with the approved plans and particulars.

11) 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:

i A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures

ii 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.

12) All the trees and hedges shown on the approved plans as "to be retained" shall be protected by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

In this condition "retained tree or hedge" means an existing tree or hedge which is to be retained in accordance with the approved plans and particulars.

13) No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- i) planting plans at a scale of not less than 1:100
- ii) boundary treatments and means of enclosure
- iii) vehicle parking layouts;
- iv) hard surfacing materials;
- v) proposed and existing functional services above and below ground
- vi) an implementation programme,

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation

programme. The completed scheme shall be maintained in accordance with an approved scheme of maintenance

70377/APP/2019/2476 - Variation of condition 2 (Approved Plans) and 5 (Side Windows) of Secretary of State's Appeal Decision ref: APP/R5510/W/17/3171932 dated 28/07/2017 (LBH ref: 70377/APP/2016/4221 dated 22/07/2017) Two storey, 3-bed detached dwelling , use of habitable roof space, ancillary works and provision of new vehicle access from Woodside Road.- Approved 20/3/2020.

The above conditions attached to the original permission (70377/APP/2016/4221), with the exception of Nos 2 and 5, were again attached to the grant of permission for application reference No.70377/APP/2019/2476.

ENF/437/20 - complaint received online in regard to the unauthorised felling of TPO trees dated 20/7/2020 - under investigation

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

3 neighbouring properties and the local residents associations were consulted by letter dated 11/11/2020 the consultation period expired on 2/12/2020.

One written representation has been received objecting to the application commenting as follows: -

The application is retrospective for a garden shed but much more is referred to on the plans. In fact, the previous application calls the same site 'Land Between 2 & 6 Woodside Road', and by the same Architect. The reason, we suggest, is that the shed is in contravention of the conditions imposed by the previous planning consent, as is the removal of a tree. The application reference is: 70377/APP/2019/2476 We consider the application should be refused as it is clearly in contravention of the earlier conditions against this work, as was the removal of the tree.

Re-consultation was carried out on 18/1/2021 and this consultation period expired on 9/2/2021

One written response has been received on 23/1/2021 commenting as follows:-

There is an amended plan submitted, although still dated 1st January 2016. There is no written explanation, and still no explanation why the application has been made given it is in contravention of earlier planning conditions against the erection of any outbuildings. The earlier objection submitted stands for that reason, and the continued request for the other conditions to continue to apply including the replacement of the tree cut down tree also in contravention of the existing planning condition.

A petition has been received with 20 signatories objecting to the proposal as follows: -

Retrospective planning application which seeks ratification of the destruction of a mature, protected tree and its replacement with a plastic shed, contrary to 3 conditions which the Planning Inspector imposed on application 70377/APP/2016/4221 appeal dated 28/7/2019

The Gatehill (Northwood) Residents Association have commented as follows: -

On behalf of Gatehill Residents' Association, I write to object to this application and submit a petition. As you will see from your site visit and photographs which Enforcement officers have taken, a tree which the Planning Inspector protected has been cut down and a plastic shed has been put in its place.

1. Planning History

We would refer you to the planning history for the site which can be found under the reference 'Land Between 2 & 6 Woodside Road' rather than 4 Woodside Road, with the most pertinent applications being:

70377/APP/2016/4221 - Planning Inspector granted permission for the new build on Appeal and set 13 conditions.

70377/APP/2019/2476 - LBH approved internal alterations and minor variations to the windows and included the Planning Inspector's conditions.

The Planning Inspector granted permission to build on the rear garden of 2 Woodside Road in this Area of Special Local Character and set out 13 conditions. The Council's enforcement team has been very busy attempting to ensure that the conditions are adhered to and 2019/2476 came about because the house was occupied without the side facing windows being obscure glazed in breach of one of the conditions.

The current application seeks permission to overrule the original conditions set by the Inspector numbered 6, 9 and 10 of Appeal Decision APP/R5510/W/17/3171932 which have been carried over to application 2019/2476 and numbered 6, 8 and 9.

The conditions which were carried over from the Inspector to 70377/APP/2019/2476

Condition 6 - 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 garages, sheds or other outbuildings shall be erected other than those expressly authorised by this permission.

REASON

To protect the residential amenity of residents in accordance with policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).'

Condition 8 - 'No retained tree or hedge shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner from the date of the occupation of the building for its permitted use, other than in accordance with the approved plans, without the prior written approval of the local planning authority. In this condition "retained tree or hedge" means an existing tree or hedge which is to be retained in accordance with the approved plans and particulars.'

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.'

Condition 9 - 'If any retained tree or hedge is cut down, uprooted or destroyed or dies another tree or hedge shall be planted at the same place and that tree or hedge shall be of such size and species and shall be planted, at such time as may be specified in writing by the local planning authority. In this condition "retained tree or hedge" means an existing tree which is to be retained in accordance with the approved plans and particulars.

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.'

Reason for the Landscaping Conditions

In the Appeal Decision APP/R5510/W/17/3171932, the Inspector wrote:

'32. The conditions relating to the protection of trees and hedges and the provision and retention of landscaping are necessary to protect the character and appearance of the ASLC.' Yet despite this, the applicant or his tenants have cut down the apple tree in the rear garden and erected a plastic shed in its place, contrary to Inspector's conditions.

The following photographs show (available on the DIP)

1. The rear of the site containing the apple tree from the applicant's Design and Access statement which was submitted to gain consent for the new build property. The photo was labelled by the architect as 'The existing trees and hedgerow to the side and rear boundaries are to be retained. This will assist in retaining the landscape character of the site.'
2. An extract from the LBH approved landscaping plan with the tree marked on the right-hand side at the rear right hand side boundary.
3. The building work taking place without tree protection measures.
4. The tree still thriving post build.

1. Photographs copied from page 8 of the applicant's Design and Access statement submitted with application 70377/APP/2016/4221 used to gain permission.

2. Extract from the approved landscaping plans for application 70377/APP/2016/4221 which show the apple tree in the rear garden on the right-hand side adjacent to the boundary.
3. The building work taking place despite no tree protection measures being erected.
4. The tree survived the building work

Gatehill Residents' Association asks that this application is refused and that the shed be removed, the base be removed, the ground properly prepared and a mature replacement tree be planted and protected as conditioned by the Inspector.

As the applicant has repeatedly disregarded planning conditions, we also ask that the LBH Tree Officer visits the site annually to confirm that the replacement tree is thriving and if it is not, that a further replacement tree be planted.

Officer response - Noted

INTERNAL CONSULTEE

Trees & Landscaping initially commented on 17/11/2021 as follows: -

This site is occupied by a two-storey detached house, located on the east side of Woodside Road. The site lies within the area covered by TPO 99, however, there are no protected trees on, or adjacent to, the property. The site also lies within the Gatehill Farm Estate Area of Special Local Character, whose character and appearance owes much to the established gardens and sylvan character of the area.

COMMENT - The house was recently built following the approval of planning application ref. 2016/4221, which was allowed on appeal. The installation of a modest size shed in the south-east corner of the rear garden would not normally be a cause for concern. In this case it is understood that there are changes in levels which may complicate the installation/construction method, impact on nearby boundary vegetation and views.

RECOMMENDATION - As no access has been gained to the rear of the site, more detail is required about the existing and proposed levels, the construction technique, foundations, the impact on the adjacent vegetation and how views will be affected.

Drawing ref. 121251-BR-101C - annotated with Revision D, received 11/1/2021 has now addressed the above concerns and the Trees & Landscaping officer was re-consulted and now has no further objection.

After a re-consultation was carried out on 18/1/2021 the Gatehill (Northwood) Residents Association have commented further as follows on 27/1/2021 : -

73015/APP/2020/3521 - 4 Woodside Road, Northwood Retrospective application for a shed - contrary to 3 of the Planning Inspector's conditions for application 70377/APP/2016/4221 and 70377/APP/2019/2476 approved by LBH.

Gatehill Residents' Association (GRA) still objects to this application for the reasons which we set out in our original letter dated 1st December 2020 and reminds officers of the petition submitted by local residents.

Specifically No Garages, Sheds or Other Outbuildings. To summarise our objections, the Planning Inspector who approved the application to build a new house on a back garden of the Area of Special Local Character, set 13 conditions. He removed permitted development rights for outbuildings and stated, 'no garages, sheds or other outbuildings shall be erected other than those expressly authorised by this permission.

Specifically Protection for Trees In addition, he set 2 conditions to protect the trees and hedges at the plot and firstly stated, 'No retained tree or hedge shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner- '. Additionally, he stated 'If any retained tree or hedge is cut down, uprooted or destroyed or dies another tree or hedge shall be planted at the same place and that tree or hedge shall be of such size and species and

shall be planted- '.

In the Appeal Decision APP/R5510/W/17/3171932, the Inspector wrote: '32. The conditions relating to the protection of trees and hedges and the provision and retention of landscaping are necessary to protect the character and appearance of the ASLC.'

Preservation of ASLC Characteristics One of the characteristics of this ASLC is the views of trees in the rear gardens in the gaps between the houses. The view between No.2 and No. 4 is now of a plastic shed rather than a flourishing apple tree. The tree provided privacy for the occupants of neighbouring properties and contributed to their amenity, rights which the Inspector stated that he wished to protect.

Possible Additional Changes We note that the applicant has submitted an amended plan D dated 11.01.2021 for drawing 1251/BR/101 C dated 01/01/2016. The height of the shed, which has been erected on the site of a protected established apple tree, appears to have been slightly reduced. We wonder why the additional information regarding the drainage, manhole covers, paving and other information is necessary for a retrospective application for a shed and wonder if there are further deviance from the approved plans for this property which the applicant also wishes to be approved.

GRA Conclusion and Opinion The GRA is still firmly of the opinion that this application should be refused. The Inspector's conditions should be upheld by the LPA and the shed should be removed, the base be removed, the ground properly prepared and a mature replacement tree be planted and protected.

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 5 Areas of Special Local Character

DMHB 6 Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 2 Outbuildings

LPP 7.8 (2016) Heritage assets and archaeology

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 proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding Area of Special Local Character, the impact on the residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy DMHB 5 of the Hillingdon Local Plan - Part 2 Development Management Policies (2020) states that 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. B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

Policy DMHB 6 of the Hillingdon Local Plan - Part 2 Development Management Policies (2020) states that within the Gatehill Farm and Copse Wood Estates development should ensure that boundary treatment is unobtrusive and of the natural materials appropriate to the character and appearance of the estate, preserve the mature trees including boundary planting to reinforce existing landscaping and Estate settings.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) 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. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 14: Trees and Landscaping of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

Policy DMHD 2 requires residential outbuildings to meet the following criteria: i) The buildings must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers; ii) The developed footprint must be proportionate to the dwelling house and the residential curtilage within which it stands and have regard to existing trees; iii) The use shall be incidental to the enjoyment of the dwelling and not capable for use as independent residential accommodation; and iv) Primary living

accommodation will not be permitted.

The outbuilding is situated towards the end of the rear garden and would have a depth of 3m, a width of 2.5m, resulting in a floor area of 7.5 sqm, set under a pitched roof with a maximum height of 2.8m. Therefore the development when viewed in isolation accords with the requirements of Policies DMHB 11 and DMHD 2 of the Local Plan: Part Two - Development Management Policies (2020).

That said, although it is acknowledged that there are no individually protected trees within the curtilage of the site, the original planning permission ref. 70377/APP/2016/4221, granted on appeal, had the following conditions attached in relation to trees, hedges and vegetation. These conditions were again attached to the planning permission for further amendments under reference 70377/APP/2019/2476

Condition 8 - 'No retained tree or hedge shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner from the date of the occupation of the building for its permitted use, other than in accordance with the approved plans, without the prior written approval of the local planning authority. In this condition "retained tree or hedge" means an existing tree or hedge which is to be retained in accordance with the approved plans and particulars.

Condition 9 - No retained tree or hedge shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner from the date of the occupation of the building for its permitted use, other than in accordance with the approved plans, without the prior written approval of the local planning authority.

Consequently the originally approved site layout plan and the originally approved proposal that showed the trees to be retained has not been complied with as the removal of the fruit tree would have required the prior written approval of the local planning authority as shown on the approved site layout plan reference 1251/P/5 submitted with the application granted on appeal under reference 70377/APP/2016/4221. Drawing ref. 1251-BR-101C - annotated with Revision D, received 11/1/2021 is annotated to indicate the fruit tree removal, tree protection measures and landscaping details

In addition, the following conditions were attached to both above mentioned permissions and these were subsequently discharged following the submission of application reference 70377/APP/2017/2956 for

"Details pursuant to conditions 3 (Materials), 5 (Obscure Glazing), 8 (Levels), 11 (Method Statement) and 13 (Landscaping) of the Secretary of State's Appeal Decision Ref: APP/R5510/W/17/3171932 dated 28-07-2017 (LBH Ref: 70377/APP/2016/4221 dated 06-03-2017) (Two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front)" which was approved on 28/11/2017

11) 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:

- i A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures
- ii 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.

12) All the trees and hedges shown on the approved plans as "to be retained" shall be protected by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

13) No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- i) planting plans at a scale of not less than 1:00
- ii) boundary treatments and means of enclosure
- iii) vehicle parking layouts;
- iv) hard surfacing materials;
- v) proposed and existing functional services above and below ground
- vi) an implementation programme,

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be maintained in accordance with an approved scheme of maintenance."

Drawing ref. 1251-BR-101C - annotated with Revision D, received 11/1/2021 is annotated to indicate tree protection measures and landscaping details and the Trees & Landscaping officer now has no further objection, consequently the recommendation is for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1251-BR-101C - annotated with Revision D, received on 11/1/2021

REASON

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

INFORMATIVES

- 1 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.

Standard Informatives

- 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 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 2	Outbuildings
LPP 7.8	(2016) Heritage assets and archaeology

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 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 should only be carried out between the

hours of 08.00 hours 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 and Public Holidays.

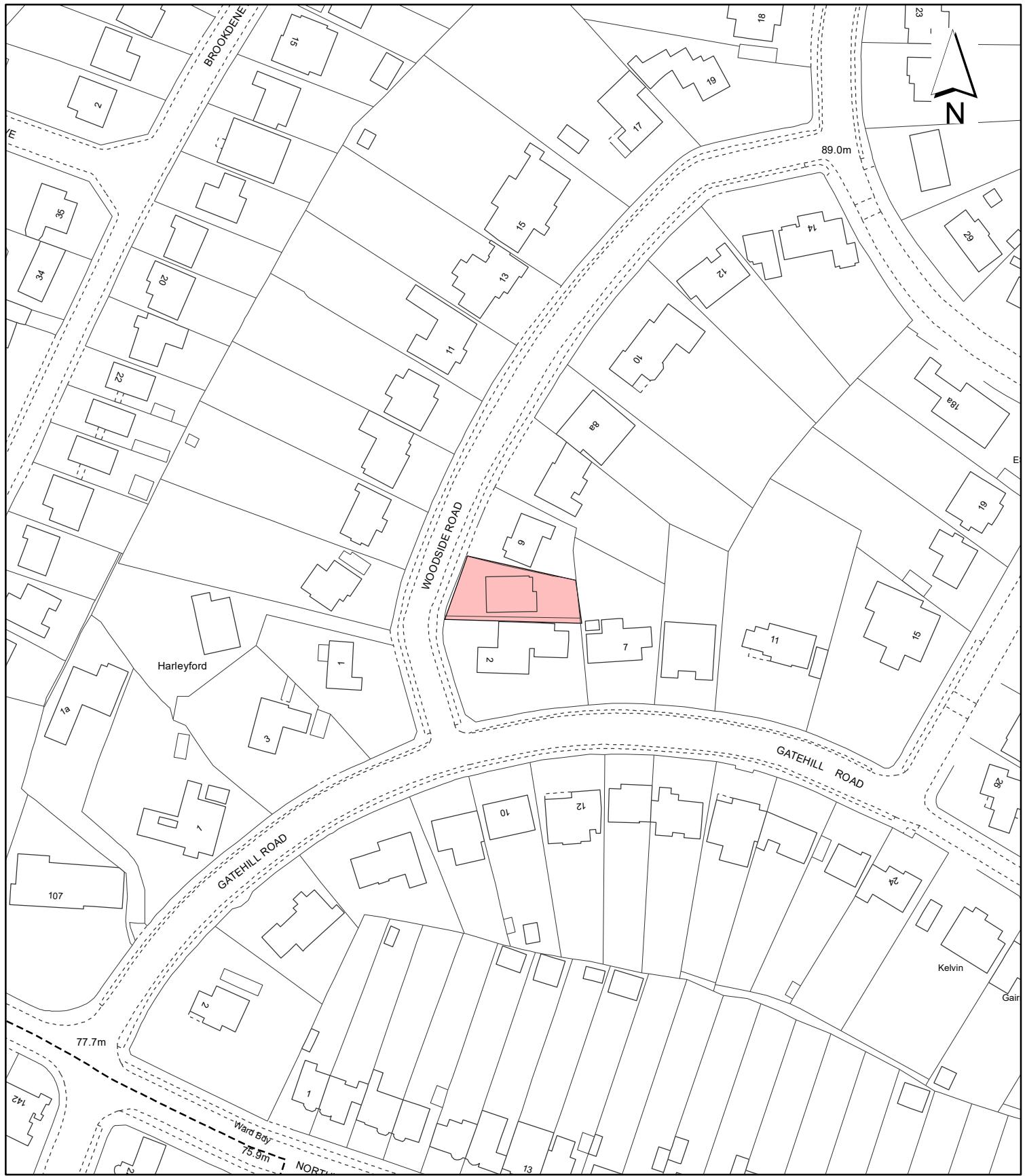
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that 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).

Contact Officer: Diane Verona

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**4 WOODSIDE ROAD
NORTHWOOD
MIDDLESEX**

**LONDON BOROUGH
OF HILLINGDON**

Residents Services
Planning Section

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

Planning Application Ref:

73105/APP/2020/3521

Scale:

1:1,250

Planning Committee:

North Page 36

Date:

February 2021



HILLINGDON
LONDON

Agenda Item 8

Report of the Head of Planning, Transportation and Regeneration

Address	THE SIX BELLS PH DUCKS HILL ROAD RUISLIP
Development:	Proposed barn extension to provide an extended dining area at ground floor and 8 no. guest rooms at first floor, adding a guest house use to the existing public house/restaurant to create a mixed use (Sui Generis), with associated works and landscaping.
LBH Ref Nos:	14387/APP/2020/4126
Drawing Nos:	Case of Need Design Access & Planning Statement (Dated 12th December 2020) BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Draft Arboricultural Method Statement & Tree Protection Plan (Dated 27th August 2020) Heritage Impact Assessment (Dated 12th December 2020) VSA20/11 - 011 Location Plan VSA20/11 - 003 VSA20/11 - 004 VSA20/11 - 005 VSA20/11 - 006 VSA20/11 - 007 VSA20/11 - 010 VSA20/11 - 001A VSA20/11 - 002A VSA20/11 - 006A VSA20/11 - 007A

Date Plans Received: 15/12/2020

Date(s) of Amendment(s): 15/12/2020

Date Application Valid: 15/12/2020

1. **SUMMARY**

This application seeks permission for a barn building extension to provide a restaurant at ground floor and 8 no. guest rooms at first floor, adding a guest house use to the existing public house/restaurant to create a mixed use (Sui Generis).

Notably, the proposed development is considered to pose 'less than substantial harm' to the setting of the Grade II Listed Building. In accordance with paragraph 196 of the NPPF (February 2019), this harm is weighed against the public benefits of the proposal. As outlined within the main body of the report, the proposed development is considered to provide public benefits to outweigh the harm posed.

In terms of Green Belt considerations, the proposed development is considered to constitute inappropriate development within the Green Belt requiring very special circumstances. These do not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. In terms of the harm posed, this is viewed in the context of the previously approved applications (references 14387/APP/2018/1383 and 14387/APP/2018/1385) which establish merit for the development of the footprint adjoining

the Public House. Following the reduction in height and length relative to that previously refused (references 14387/APP/2020/2775 and 14387/APP/2020/2776), and taking into consideration the buildings proposed location within the previously developed area of the site, the proposed development would not be considered to significantly harm the openness of the Green Belt.

In conjunction with this, the proposed development would support the viability of the Public House, this being a use which is generally considered to be at risk of closure if they are unable to adapt to changing economic circumstances. In turn, the development would safeguard the long term preservation of the heritage asset whilst also safeguarding an important community use for the local community. Its importance is evidenced by the limited number of public houses within the area and the receipt of a supporting petition with 30 signatories, as well as support received from the Eastcote Conservation Panel, the Eastcote Residents Association and the Ruislip, Northwood and Eastcote Local History Society.

Given the above, it is considered that the harm posed to the openness of the Green Belt is sufficiently limited for the development to be considered on-balance acceptable.

For the reasons outlined within the report, the proposed development is recommended for approval subject to planning conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 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 COM4 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 VSA20/11 - 006A, VSA20/11 - 007A, VSA20/11 - 008, VSA20/11 - 009, VSA20/11 - 010, VSA20/11 - 011 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (March 2016).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be carried out except in complete accordance with the specified supporting plans and/or documents:

- BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Draft Arboricultural Method Statement & Tree Protection Plan (Dated 27th August 2020)

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

REASON

To ensure that the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (March 2016).

4 NONSC Unauthorised Timber Structures

All unauthorised timber structures within the confines of the site shall be removed prior to the commencement of the development hereby approved.

REASON

As planning permission has not been granted for such structures and to ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

5 NONSC Restriction of Uses

Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the development shall not be used for any purpose other than as a dining area at ground floor and guest house at first floor.

REASON

To ensure that the provisions of the proposed development are secured to the public house / restaurant use to prevent detrimental impacts to the local highway network, in accordance with Policies DMT 1, DMT 2 and DMT 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

6 COM23 Hours of Use

The restaurant hereby approved shall not be open for customers outside the following hours: -

- 1200 to 2400 from Monday to Friday
- 1200 to 2400 on Saturday
- 1200 to 2200 on Sunday and Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7 COM7 Materials (Submission)

No development 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.

Details should include information relating to make, product/type, colour and photographs/images.

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

REASON

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

8 NONSC Bin and Cycle Storage Details

Prior to the commencement of above ground works, detailed elevations, material specifications and screening details of the bin and cycle storage hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

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

REASON

To ensure that the development presents a satisfactory appearance and does not injure the visual amenities of the Green Belt setting, in accordance with Policies DMHB 11 and DMEI 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

9 COM9 Landscaping (car parking & refuse/cycle storage)

Prior to commencement of above ground works, a landscape scheme shall be 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 Secure and covered cycle storage demonstrating capacity for at least 9 no. bicycles
- 2.c Means of enclosure/boundary treatments
- 2.d Car parking layouts demonstrating the provision of:
 - 42 no. car parking spaces, including 2 no. accessible car parking spaces
 - 1 no. car parking space served by an active electric vehicle charging point
 - 1 no. car parking space served by a passive electric vehicle charging point
- 2.e Hard surfacing materials
- 2.f External lighting
- 2.g Other structures (if relevant)

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 14 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy 5.17 of the London Plan (March 2016).

10 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan 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 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 - Development Management Policies (January 2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

11 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 - Development Management Policies (January 2020).

12 NONSC Sustainable Water Management

Prior to the commencement of the superstructure (excluding demolition and site clearance), 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 that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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 the development does not increase the risk of flooding in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies 5.12 and 5.13 of the London Plan (March 2016).

13 NONSC Written Scheme of Investigation

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Where appropriate, details of a programme for delivering related positive public benefit

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

REASON

To safeguard the archaeological interest on this site, in accordance with Policy DMHB 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016), Policy HC1 of the London Plan (December 2020) and the National Planning Policy Framework (February 2019).

14 NONSC Ecological Enhancement Scheme

Prior to commencement of above ground works, a scheme to protect and enhance the nature conservation interest of the site shall be submitted to and approved in writing by the Local Planning Authority.

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

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site, in accordance with Policies DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy 7.19 of the London Plan (March 2016).

15 COM31 Secured by Design

The building(s) shall achieve '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). No building shall be occupied until accreditation has been achieved.

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 ensure the development provides a safe and secure environment in accordance with Policy DMHB 15 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies 7.1 and 7.3 of the London Plan (March 2016).

16 NONSC External Lighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

Also, to protect the ecological value of the area in accordance with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

17 NONSC Air Extraction System or External Plant

No new air extraction system or external plant shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy 7.15 of the London Plan (March 2016).

18 NONSC Sound Insulation

Prior to the commencement of the superstructure (excluding demolition and site clearance), a scheme for the control of noise transmission to the adjoining dwellings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy 7.15 of the London Plan (March 2016).

19 NONSC Control of Amplified Music

The use of the building hereby approved shall not commence until a scheme for the control of amplified music emanating from the building has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical works, administrative procedures, noise limits and other measures as may be approved by the Local Planning Authority. The scheme shall be fully implemented before the use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy 7.15 of the London Plan (March 2016).

20 NONSC Construction Management & Logistics Plan

Prior to the commencement of the superstructure (excluding demolition and site clearance), a Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur
- (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 and to ensure that highway and pedestrian safety is not prejudiced, in accordance with Policies DMHB 11 and DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy 7.15 of the London Plan (March 2016).

21 NONSC Accessible Guest Room

The accessible bedroom hereby approved as 'Bedroom 8' on drawing reference VSA20/11 - 008 shall be designed and implemented in accordance with Figure 52, incorporating either Figure 30 or 33 of British Standard BS8300-2:2018.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy DME 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies 4.5 and 7.2 of the London Plan (March 2016).

22 NONSC Fire Evacuation Statement

Prior to the occupation of the proposed development, details demonstrating that disabled people can evacuate from the intended first floor accommodation in a safe and dignified way during a fire evacuation situation shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall be implemented and maintained throughout the operation of the development.

REASON

To ensure that disabled people can evacuate from the intended first floor accommodation in a safe and dignified way during a fire evacuation, in accordance with Policy D12 of the Publication London Plan (December 2020).

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
DME 5	Hotels and Visitor Accommodation
DMEI 10	Water Management, Efficiency and Quality
DMEI 14	Air Quality
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 2	Listed Buildings
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 5.10	(2016) Urban Greening
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
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- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 6	NPPF-6 2018 - Building a strong, competitive economy
NPPF- 8	NPPF-8 2018 - Promoting healthy and safe communities

3 I70 **LBH worked applicant in a positive & proactive (Granting)**

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 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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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.

5

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the west side of Ducks Hill Road, just north of the junction with Reservoir Road and contains a building known as the Six Bells Public House, which is Grade II listed (first listed on 10-Apr-1972), under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its special architectural or historic interest.

The Six Bells Public House has been occupied and restored as part of the planning permission (reference 14387/APP/2018/1383) and Listed Building Consent (reference 14387/APP/2018/1385) granted in 2018. The barn building extension granted under these permissions has not, however, been started. The extant permissions were granted with the understanding that the extension to the Public House would provide extra space for the restaurant and make the project financially viable and self sustaining in order to secure the long term preservation of the heritage asset.

The application site forms part of designated Green Belt land and the Ruislip Motte & Bailey Archaeological Priority Area. Based on TfL's webCAT planning tool, the site has a poor Public Transport Accessibility Level (PTAL) rating of 1b. Based on the Council's GIS, the site forms part of Flood Zone 1 and a Critical Drainage Area.

3.2 Proposed Scheme

This application seeks permission for a barn building extension to provide a restaurant at ground floor and 8 no. guest rooms at first floor, changing the use from a public house/restaurant to mixed use (Sui Generis), with associated works and landscaping. Based on measurements taken from the submitted plans, the proposed barn structure would measure as follows:

- Length: 20.33m
- Width: 9.01m
- Height at the eaves: 4m
- Highest point: 7.75m
- Footprint: $20.33 \times 9.01 = 183.17\text{m}^2$
- Volume: $(4 \times 9.01 \times 20.33) + (3.75 \times 9.01 \times 20.33)/2 = 732.69 + 343.45 = 1076.14\text{m}^3$

3.3 Relevant Planning History

14387/APP/2018/1383 The Six Bells Ph Ducks Hill Road Ruislip

Restoration of the Six Bells Public House, to include minor alterations to fittings internally and a new extension independent of the historic building to increase dining capacity.

Decision: 02-10-2018 Approved

14387/APP/2018/1385 The Six Bells Ph Ducks Hill Road Ruislip

Restoration of the Six Bells Public House, to include minor alterations to fittings internally and a new extension independent of the historic building to increase dining capacity (Listed Building Consent).

Decision: 18-10-2018 Approved

14387/APP/2019/528 The Six Bells Ph Ducks Hill Road Ruislip

Application for a Non-Material Amendment to planning permission Ref: 14387/APP/2018/1383 dated 18/10/18 (Restoration of the Six Bells Public House, to include minor alterations to fittings internally and a new extension independent of the historic building to increase dining capacity) to reduce the footprint of the proposed extension

Decision: 17-04-2019 Refused

14387/APP/2020/2775 The Six Bells Ph Ducks Hill Road Ruislip

Proposed barn extension to provide a restaurant at ground floor and 10 no. guest rooms at first floor, changing the use from a public house/restaurant to mixed use (Sui Generis), with associated works and landscaping.

Decision: 18-11-2020 Refused

14387/APP/2020/2776 The Six Bells Ph Ducks Hill Road Ruislip

Proposed barn extension to provide a restaurant at ground floor and 10 no. guest rooms at first floor (Application for Listed Building Consent)

Decision: 18-11-2020 Refused

Comment on Relevant Planning History

Planning permission (reference 14387/APP/2018/1383) and Listed Building Consent (reference 14387/APP/2018/1385) granted the restoration of the Six Bells Public House, to include minor alterations to fittings internally and a new extension independent of the historic building to increase dining capacity. The Public House has since been occupied and restored but has not formally been extended. A site visit indicates that the building has been extended temporarily to provide additional capacity.

A planning application (reference 14387/APP/2020/2775) and Listed Building Consent application (reference 14387/APP/2020/2776) for a barn extension to provide a restaurant at ground floor and 10 no. guest rooms at first floor has been refused. The reasons for refusal are outlined as follows:

The proposed development, by reason of its siting, size, scale, and design, would constitute inappropriate development within designated Green Belt land and very special circumstances do not exist to outweigh the harm to the Green Belt by reason of inappropriateness. As such, the proposal is contrary to Policy EM2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policy DMEI 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.16 of the London Plan (March 2016) and the National Planning Policy Framework (February 2019).

The proposed development, by reason of its siting, size, scale, and design, would fail to preserve the significance of the Grade II Listed Building by posing 'less than substantial harm' to the significance of the designated heritage asset. Further, the proposed development is not considered to provide public benefits sufficient to outweigh the harm posed. As such, the proposal is contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the National Planning Policy Framework (February 2019).

The proposed development, by reason of its siting, size, scale, and design, would be detrimental to the character, appearance and visual amenities of the street scene. As such, the proposal is contrary to Policies BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policy DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies (January 2020), Policies 7.4 and 7.6 of the London Plan (March 2016) and the National Planning Policy Framework (February 2019).

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.CI1 (2012) Community Infrastructure Provision
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- DMCI 1 Retention of Existing Community Sport and Education Facilities
- DME 5 Hotels and Visitor Accommodation
- DMEI 10 Water Management, Efficiency and Quality
- DMEI 14 Air Quality
- DMEI 4 Development on the Green Belt or Metropolitan Open Land
- DMEI 7 Biodiversity Protection and Enhancement
- DMEI 9 Management of Flood Risk
- DMHB 1 Heritage Assets
- DMHB 11 Design of New Development
- DMHB 14 Trees and Landscaping
- DMHB 2 Listed Buildings
- DMHB 7 Archaeological Priority Areas and archaeological Priority Zones
- DMT 1 Managing Transport Impacts
- DMT 2 Highways Impacts
- DMT 6 Vehicle Parking
- LPP 5.10 (2016) Urban Greening
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 6.13 (2016) Parking
- LPP 6.3 (2016) Assessing effects of development on transport capacity
- LPP 6.9 (2016) Cycling
- LPP 7.14 (2016) Improving air quality
- LPP 7.15 (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- LPP 7.16 (2016) Green Belt
- LPP 7.19 (2016) Biodiversity and access to nature

LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
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- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 6	NPPF-6 2018 - Building a strong, competitive economy
NPPF- 8	NPPF-8 2018 - Promoting healthy and safe communities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 3rd February 2021

5.2 Site Notice Expiry Date:- 25th January 2021

6. Consultations

External Consultees

A petition in support of the proposed development has been received with 30 signatories.

Letters have been sent to neighbouring properties, a site notice has been displayed and the application has been advertised in the local paper. A total of 10 comments in support of the proposed development have been received and are summarised as follows:

- The pub is well run and provides a much needed service.
- The proposal provides additional benefits to the area.
- Overnight accommodation is needed in the area.
- The proposal will create jobs and benefit local businesses.
- Additional signage provided by the applicant at the entrance to our driveway would assist patrons in finding the correct place to turn into the Six Bells car park.
- A visible pick-up/drop-off zone to the Six Bells car park should be provided to help patrons guide pick-up and drop-off drivers.
- The plans show some of the windows, on the south side of the proposed building, would have direct line of sight into several neighbouring properties, compromising privacy. This could be solved by planting screening.
- An approval should contain condition(s) prohibiting further development for a reasonable period (e.g. 25-50 years) to ensure that any approval given in this application is utilised and does not lead to additional applications that change the special character of the site and surroundings.

PLANNING OFFICER COMMENT:

All material planning considerations are addressed in detail within the main body of the report. It should be noted that a condition which restricts any further development for any number of years is considered to be unreasonable and would not accord with Paragraph 55 of the National Planning Policy Framework (February 2019).

COUNCILLOR CORTHORNE:

I am writing to express my support for this fresh application following the recent committee decision.

I am given to understand that there has been dialogue between the applicant and officers and changes to the original proposals has been made to the scale and bulk of the development, which make it acceptable in planning policy terms.

I've previously indicated that the economic benefits should be recognised as part of the overall planning balance, and with these changes feel this should now be supported.

CHAIR OF THE RUISLIP NORTHWOOD AND EASTCOTE LOCAL HISTORY SOCIETY:

As Chair of the Ruislip Northwood and Eastcote Local History Society, I support this application as being sympathetic to the adjacent grade II listed building and less bulky than the already granted application for this site (14387/APP/2018/1383). This new building will provide greater economic viability to the site and more certainty that the listed building will continue to be used and kept in good repair, bearing in mind the long period of disuse when it was at risk.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE:

The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.

NPPF Section 16 and the Draft London Plan (2017 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 189 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.

If you grant planning consent, paragraph 199 of the NPPF says that applicants should record the significance of any heritage assets that the development harms.

Applicants should also improve knowledge of assets and make this public.

The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified for the Local Plan: Ruislip.

The application involves the construction of a large new 'barn' within the Ruislip historic village Archaeological Priority Area and adjacent to the 18th century listed pub. The groundworks are unlikely to have a major impact but may reveal evidence related to the occupation of this northernmost part of the historic village.

I have looked at this proposal and at the Greater London Historic Environment Record. I advise that the development could cause harm to archaeological remains. However the significance of the asset and scale of harm to it is such that the effect can be managed using a planning condition.

NPPF paragraphs 185 and 192 and Draft London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Where appropriate, applicants should therefore also expect to identify enhancement opportunities.

I therefore recommend the following condition on any consent:

Condition

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Informative

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure)

(England) Order 2015.

This pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. If the applicant does not agree to this precommencement condition please let us know their reasons and any alternatives suggested. Without this pre-commencement condition being imposed the application should be refused as it would not comply with NPPF paragraph 199.

EASTCOTE CONSERVATION PANEL & EASTCOTE RESIDENTS' ASSOCIATION:

The Six Bell PH, is a listed building, with several centuries of history.

The previous application was refused because the proposed barn extension was too large and was not subsidiary to the listed building.

The proposed extension has now been reduced in length and the ridge height is now one metre lower, the same height as the original building. Being set to one side of the listed building, it does not appear to be over dominant.

A Tree Survey has been submitted this time, which clarifies the extent of any tree removal. It appears that a very small number of trees will be removed none of which are large important trees.

There are several areas which need attention but can be conditioned. These are set out below.

- The outdoor lighting for the car park and the buildings, needs to consider the proximity of the site to Mad Bess Woods part of the SSSI. Excessively bright lights and light spill can disturb the bat population of the woods. All species of bats are protected. A design for the layout of all outdoor lighting, which meets Health & Safety rules for a public space and protects the woods from light pollution can be a condition to be dispersed before construction takes place. RIBA and the Institute for Lighting Professionals publish guidelines to cover this situation.
- Opening hours, those stated within the application are reasonable. Very late night opening is not sought. To prevent later changes to these hours, which, would cause inconvenience to local residents, a condition stating that change of opening hours must receive planning permission.
- Noise, a condition which states that any music, live or recorded, [amplified sound] any use of a PA system should not be audible from the nearest dwelling. Even if 'entertainments' are not proposed at the present time, it is possible in the future the Six Bells may come under a different ownership, then this condition if in place can be enforced. This would stop any harm to the surrounding residents.
- That any change of use of the new building from a dining hall to a function room or night club be prohibited. We do appreciate that there are at not any plans at present to change the use, however, looking to the future it is possible another owner may have different ideas. If we have these conditions then changes cannot be made without planning permission.
- Car Parking, should the number of vehicles overflow onto the highway, contingency plans should be in force to deal with inconsiderate parking. For example using the grounds of the Garden Centre opposite to the Six Bells.
- Care needs to be taken that patrons do not leave litter outside of the premises, in line with the Environmental Protection Act 1990. A condition making the owner responsible for any litter dropped outside of the grounds by customers, in the vicinity of the site, to be responsible for cleaning up.
- Any change of signage needs planning permission, we would ask that the name and the pictorial sign for The Six bells is kept. The original Six Bells was located on the corner of Breakspear Road with Howletts Lane moving to the present site in 1810. It was the custom to name a PH after the number of bells in the church tower. St. Martin le Tour Ruislip has six bells. The name like the building is centuries old and part of the history of Ruislip.

To sum up, we do not have any objections to this proposal, subject to safeguarding conditions as set out above, being added to any grant of planning permission that may be given.

PLANNING OFFICER COMMENT:

All relevant material planning considerations are addressed within the main body of the report and planning conditions are attached as such. It should be noted that the upkeep of the premises is within the remit of the operator and not a matter to be controlled by the Local Planning Authority.

Internal Consultees

PLANNING POLICY OFFICER:

Guest Bedrooms (C1)

The proposal includes the addition of 8 new guest bedrooms, to be located above the new extension to the restaurant/bar. The new guest bedrooms would not be a standalone building. Guests would use the same entrance as the restaurant/bar and presumably check-in at the same entrance lobby. Guests would be required to utilise the staircase next to the extension to the restaurant/bar. Their experience would presumably be managed by the same members of staff as those running the restaurant/bar element of the business. If breakfast was to be served, presumably this would also involve using an element of the restaurant/bar.

Paragraph 86 of the NPPF (2019) states that local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. The addition of 10 new guest bedrooms is deemed to fall under the category of 'tourism development' which is a main town centre use as defined by the NPPF (2019). The development is not within or on the edge of a town centre and is not identified as a sequentially preferable location for new hotel bedrooms in the Development Plan. A sequential test of some degree is therefore required.

The National Planning Practice Guidance (NPPG) is clear that the application of a sequential test needs to be proportionate and appropriate for the given proposal. As outlined above, the proposal appears essentially linked to the existing use of the building and therefore it would not be pragmatic to request a full sequential test of the Borough is undertaken for alternative sites. A statement outlining how the bedrooms would be linked to the existing facility should be sufficient.

As outlined above, the location of new guest bedrooms in this location would not conform to development plan policies regarding the location of new visitor accommodation. An assessment therefore needs to be made as to whether there are other material considerations to indicate departing from these policies, such as keeping a heritage asset in active use and therefore making it accessible to the public.

Green Belt

It is noted that approval has been granted for an extension to increase dining capacity (14387/APP/2018/1383) and that this is yet to be completed. It was concluded that this development would be inappropriate in the Green Belt, but that very special circumstances existed to outweigh this harm and any other harm resulting from the proposal.

The proposal would have a materially larger footprint and volume than the one that was approved and therefore a greater impact on openness from a spatial perspective. It is noted however that the footprint and volume is less than the previously refused application (14387/APP/2020/4126). It does not appear that any views would be materially impacted when the approved scheme is considered. It is also noted that there would be some intrusion into existing soft landscaping areas to facilitate an

increase in car parking.

The very special circumstances will need to be reviewed to see if they all remain relevant, particularly noting that the restoration of the building has been completed and the restaurant/bar has been operating since 2018, with an option to increase capacity still remaining under the previous permission.

Please note that very special circumstances must not only outweigh the harm to the openness caused by the application, but also any other harm resulting from the proposal. Comments on conservation and design will therefore be particularly pertinent.

PARTNERSHIPS AND BUSINESS ENGAGEMENT MANAGER:

The application to extend the previously approved extension is supported from an economic development perspective. The investment in the premises will sustain a resource for the local community and it is refreshing to see investment in a commercial concern that is not linked to residential development.

It is noted that the extension will accommodate 10 ensuite bedrooms that will be used to provide bed and breakfast accommodation.

The application is supported for a number of reasons. It serves to secure the future of an established and popular community facility. The applicant advises that this development is crucial to the future viability of the business and given the financial challenges the licenced premises faced it is difficult to argue with this view.

The days of public houses in locations such as the Six Bells surviving on 'locals' calling in for a couple of drinks are long gone. Public houses outside town centres have had to shift their focus to being family friendly establishments offering food and as with the Six Bells, party and function facilities.

The closure of public houses' which do not or can not adapt to changing economic circumstances is a very real concern. Real Estate advisers the Altus Group reported that already in 2020 (up to the middle of September) 315 pubs have closed. This follows on from 2019 when 473 pubs in England closed or were converted to other purposes. 2018 saw 914 pubs close.

It is noted that the proposal will create and secure ten full time and twenty part time jobs. At a time when unemployment is rising this is welcome news. Due to the hours the licenced sector operate and the fact that the proposal is to offer bed and breakfast, it is anticipated that the jobs on offer will by and large be taken by members of the immediate or local community. The creation of new employment in the licenced premises sector is at present very much against the current trend. At the end of September 2020 Fullers Brewery, one of the region's biggest owners of public houses announced that it was likely to make at least 10% of its staff in its chain redundant.

It is also worth noting that the contract for delivering the new development could potentially go to a local building contractor. Whilst this cannot be guaranteed, developments of this scale are likely to attract local firms to bid. They will have the advantage of already using mainly local employees and source materials through local supply chains.

PLANNING OFFICER COMMENT:

It should be noted that the proposal is for 8 no. guest rooms and not 10 no. ensuite bedrooms as referred to in the comments above.

TREES AND LANDSCAPING OFFICER:

This site is occupied by a grade II listed building (formerly a pub) and ancillary buildings located at the bottom end (south) of Ducks Hill Road on the west side. The site is predominantly flat. The buildings sit within a spacious and very sylvan plot, an outlier of Mad Bess Woods, situated to the north. Parking and informal external amenity space is located among the open woodland with the buildings located at the southern end of the site. The trees are not protected by TPO or Conservation Area, however, their collective value adds significantly to the character and appearance of the area forming an attractive interface between the more suburban character to the south and the rural Green Belt land to the north. The site lies within the Green Belt.

Comment

The site has been the subject of several applications in recent years, most recently application ref. 2020/2775. The current proposal is to extend the footprint of the 2018/1383 approved scheme and add a single-storey extension to provide accommodation. The proposal is supported by a 'draft' tree report, by Usherwood, dated August 2020. This includes an arboricultural impact assessment, draft arboricultural method statement and tree protection plan. The report has identified and assessed the condition and value of 33 trees. There are no 'A' grade trees. 21 trees are category 'B'; T1, T2, T6, T7, T11-14, T17-20, T22, T25-27, T30, T32-34 and T39 (all oaks and Field maples. The remaining trees are 'C' or 'U' grade, categories that are not normally considered to be a constraint on development. Three 'C' grade trees will be removed to facilitate the development; T4, T8 and T9. Two 'U' grade trees (very poor quality / condition); T5 and T16 will be removed for sound arboricultural reasons. Further to the need to remove selected trees, a 'draft' method statement describes how no-dig porous surfacing for car parking can be achieved. - Final details were 'under discussion' at the time of the report. A tree pruning works schedule is also being drawn up to specify require management of the existing trees on the site. There is no objection to the scheme with regard to the minimal tree loss and landscape impact, subject to the special circumstances required to justify the development within the Green Belt.

Recommendation

No objection subject to pre-commencement condition RES8 and conditions RES9 (parts 1,2,4 and 5) and RES10.

ACCESS OFFICER:

This proposal seeks to provide a restaurant on the ground floor with 8 overnight B & B style bedrooms within the roof space of a previously approved structure. In framing the following accessibility observations reference is made to the 2016 London Plan and its contained policy 4.5. Reference is also made to the 2019 (intend to publish) London Plan and its policy D12, E10 and T6.5.

1. No concerns are raised on the four proposed accessible parking spaces.
2. The accessible bedroom shown on plan should accord with Figure 52, incorporating either Figure 30 or 33 of British Standard BS8300-2:2018.
3. In accordance with Policy D12 details should be submitted to ensure that disabled people can evacuate from the intended first floor accommodation in a safe and dignified way during a fire evacuation situation. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

Conclusion: further details are requested in respect of point 3 above.

HIGHWAYS OFFICER:

Site Characteristics & Background

The site consists of an existing Public House (PH) which is proposed to be extended with the introduction of a C1 use '8 guest room' facility. An established vehicular access serves a 32 space car park for the existing A3 use.

The address is located in Ruislip on Ducks Hill Road which is a heavily trafficked 'Classified' road and is located adjacent to Ducks Hill garden centre and in proximity of Ruislip Lido. This section of road is generally dominated by residential units devoid of on-site parking provisions. Ducks Hill Road is extensively covered by all day waiting restrictions in order to assist in maintaining an unimpeded flow of traffic on this heavily trafficked road. A relatively new Controlled Parking Zone (CPZ) encompassing the address and general location has been introduced in the area and operates for seven days a week between the hours of 9am and 7pm. The PTAL for the site is considered as low at a level of 2 and therefore heightens dependency on use of private motor transport.

A recent and similar application (14387/APP/2020/2775) for a restaurant extension and a '10- guest room' Hotel was refused on excessive scale but not on transport/Highway grounds.

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 order to comply to the maximum parking standard for the A3 extension there would be a requirement for 4-5 on-plot on plot spaces to be provided (based on 1 space per 35m² GIFA) whilst the '8' guest room C1 use class provision would demand an individual site assessment.

Any final quantum would normally be expected to be allocated from the existing 32 spaces designated for the current A3 use although this allocation would potentially diminish availability for established restaurant patrons and is therefore undesirable. However it is noted that the existing provision exceeds prevailing adopted standards related to public houses located outside town centres hence it could be argued that there is an over-provision in the first place.

Notwithstanding this point, the applicant has indicated an extension to the car park which would facilitate 10 additional spaces on amenity space (protected by 'permeable matting') adjacent to the existing car park hard standing with the addition of 2 new disabled compliant bays within the existing hard standing area of the car park. In total an additional 12 spaces would be provided which is considered representative and therefore acceptable given the likely parking demands of the proposal.

In summary, there are no specific parking related concerns with this proposal given the extensive parking controls on the local highway network which would lessen any potential untoward displacement onto the public highway road network as a consequence of the extension and C1 provision.

Disabled Compliant Parking Provision

In accord with the parking standard - 10% of parking spaces should be disabled compliant equating to 1 space. 2 are to be provided within the proposed total quantum. There are no further observations.

Cycling Parking Provision

The applicant informs that there are 10 on-plot spaces in place.

A3 use

In accord with the parking standard, a secure and accessible space should be provided per 20 staff and 20 customers.

C1 use

One secure and accessible space should be provided per 10 staff.

The above requirements have not been demonstrated as part of the submission but can 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.

It is anticipated that there will be no measurable or specific impact on the 'key' peak morning and afternoon traffic periods given the scale of proposal and activity profiles which are statistically concentrated outside peak periods. Hence any uplift would be 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 Provision

The existing vehicular access into the site is to remain and would serve both the proposed A3 & C1 use class components. This shared arrangement is considered satisfactory and fit for purpose.

Operational Refuse Requirements

Historically the Council's Waste Management (WM) department have stated that stopping a refuse vehicle outside of this address is not permitted owing to the presence of parking restrictions on the immediate highway (operating seven days a week from 8am to 6.30pm). They would therefore be precluded from exercising their refuse collection duty from the public highway. It has been suggested that their vehicles should be able to enter and leave the site envelope in a forward gear or reverse into the site for a distance not exceeding 12m which, on safety grounds, is the recommended best practice for large service vehicles.

Unfortunately it is not feasible for refuse vehicles to enter and leave the site in a forward gear due to internal site constraints nor would the Highway Authority suggest reversing into the site from the heavily trafficked Ducks Hill Road as general road safety could be compromised even with adherence to the aforementioned maximum recommended reversing distance of 12m.

Refuse collection should therefore be undertaken directly from the public highway, as is norm, irrespective of any waiting restrictions present on the public highway which to not preclude the stopping of a refuse vehicle whilst exercising their refuse collection duty on this or any other public highway.

There are no further observations.

Construction Logistics Plan (CLP)

A full and detailed CLP will be a requirement given the constraints and sensitivities of the local road network in order to avoid/minimise potential detriment to the public realm. It will need to be secured under planning condition.

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).

CONSERVATION OFFICER:

1. Summary of comments: Objection
2. Historic Environment Designation (s)
 - Grade II Listed Building - The Six Bells PH - NHLE: 1080240
 - Ruislip Motte and Bailey Archaeological Priority Area (APA)
3. Assessment - Background/ Significance

The origin of The Six Bells public house (PH) is thought to date from the late 17th/ early 18th century however the site has benefitted from alterations over time. The building is originally of timber frame construction and externally finished in a painted brick to the front and side however the rear elevations remain as exposed red brick. It is a two-storey building with a cellar. The barrel drop can be seen along the pavement to the front of the building. There is a notable dentil detail below the half-hipped roof form, which is externally finished in plain clay tiles. Two tall chimney stacks bookend the original portion of the building along the south-east side elevation and one to the north-west side elevation. The front elevation is double fronted and symmetrical in appearance with a centrally positioned entrance door and a 19th century hood over the door with decorative barge boards. The former door comprised of a 3 panel door however this appears to have been altered to a modern 4 panel door. The replacement of the front door does not appear to be detailed as part of the consented works in 2018, therefore is likely to be unauthorised. The sash windows are positioned either side of the entrance door at ground and first floor. The ground floor sash windows are large, recessed openings with vertically sliding 10 over 10 multi-paned sash windows. The sash boxes are set behind the brickwork, a requirement following the 1774 Building Act. The first floor windows are proportionately smaller providing a sense of hierarchy to the building. The windows are of historic interest contributing to the building's significance. They can be a good indicator of the building's historic development overtime.

Evidence of historic structural movement can be seen by the existence of traditional wall tie pargett plates particularly towards the southern end of the building.

The building has benefitted from a number of additions overtime, including a collection of 20th century single storey built forms to the rear comprising of the kitchens and toilets. The piecemeal nature of the rear additions somewhat detracts from the overall composition of the building. There is also a single storey addition to the north-west side elevation used as a dining area. This is subservient in character, externally finished in dark stained weatherboarding and a plain tiled roof to match the original property. It was not uncommon for traditional buildings to have a small number of ancillary structures within the associated site area, usually used as a store or to house animals. From looking at historic maps there were a couple of small ancillary structures to the north-east of

the main building.

Originally the building was formed part of a small hamlet historically known as Cheapside. The hamlet of Cheapside formed part of a group of three hamlets on the edge of what was Common Wood outside the enclosed Park Wood in Ruislip, the other two were known as Cannons Bridge and Park Hearne. Collectively they were referred to as Ruislip Common, as we know it today. Documentary evidence references Cannons Bridge as the earliest hamlet within the area. It wasn't until a mid-16th century Terrier that the land near Cannons Bridge was referred to as Cheapside. However, in the late 17th century it became known as 'in the withies' and then later changed to Withy Lane during the Victorian era. Prior to The Six Bells the small hamlet was served by a public house known as 'The Black Potts' which was located to the west of the application site. The license to serve beer/alcohol at The Six Bells was ideal due to its proximity to the road along a historic route and was most likely to reason The Black Potts ceased to exist. It was part of the route from Rickmansworth to Ealing, via Ruislip (a notable manorial holding). This would have aided in its establishment as a public house, as a stop along this historic route as well as serving the community of the small hamlet. (Source: Ruislip, Northwood and Eastcote Local History Society, Journal 2004, Article 04/1 by Eileen M. Bowlt)

The heritage value of the Listed Building is duly recognised by its notable historic and architectural interest. It forms part of the history of the area and is a good example of a traditional building of its time. The strong communal value of the site is evident and contributes to the significance of the heritage asset. It must be duly noted, as defined in Annex 2: Glossary, National Planning Policy Framework (NPPF), June 2019 is, 'Significance derives not only from a heritage asset's physical presence but also from its setting.'

The setting of the heritage asset and impact of the proposed development has been assessed with reference to Historic England 2017 Good Practice Advice Planning Note 3 (GPAN3), The Setting of Heritage Assets.

The surroundings of a heritage asset contribute to how it is experienced, and the setting of a heritage asset can be influenced by a number of natural and/or human factors. Whilst the wider environment to the east and south of the site has changed, to the north and west it has remained undeveloped. This strongly contributes to the site's sense of openness and semi-rural environment, appropriately protected by the Greenbelt designation of the land. It is a key reminder of the once rural past of the area and small hamlets which established settlement in this location. The immediate experience of the Listed Building has somewhat been compromised by the existing rear additions and the large expanse of hard standing to the north. Nevertheless, the semi-rural environment, wider woodland backdrop and low-density of development neighbouring the site contributes to the building's setting. Whilst some additions are not entirely in keeping, the hierarchy of the site has been maintained. The 2018 approved structure to the rear is intended to remain subservient to the original building. These elements form part of the building's setting, positively contributing to its significance.

As briefly mentioned above, consent was granted in 2018 for a subservient extension to the rear of the building to allow for an increased dining provision for the business, enabling the repair of the building at that time. Whilst the historic portion of the building has been restored and is currently in use, the rear addition is yet to be constructed. As existing a large, enclosed timber pergola structure with a solid flat roof form has been erected on site providing a substantial area of covered seating. The structure has been enclosed with Perspex and extends up to Ducks Hill Road. This structure is located within the curtilage of the Listed Building and has a negative impact upon its setting. It does not benefit from planning permission or listed building consent.

4. Assessment - Impact

The principle of the proposed development would be the same as the previous scheme, refused in December 2020 (planning refs:14387/APP/2020/2775 and 14387/APP/2020/2776). In comparison to the refused scheme the number of bedrooms proposed has been reduced to 8. The built form itself has been reduced at the rear, the drawing annotation indicates 3m, in any instance this would need to be accurately checked on the submitted drawing. The building would be the same width as previously proposed, positioned in the same location and proximity to the listed building. The design concept would still adopt the barn-style approach.

In light of the above, the proposed development would still have a harmful impact on the setting of the listed building. The assessment below is not significantly different to comments provided in relation to the refused scheme.

The submitted existing and proposed floor plans fail to include the small single storey structure attached to the south-east side elevation of the listed building. This should be clearly included on the submitted drawings to ensure plans accurately depict the existing site situation.

Paragraph 1.7.1 within the submitted Heritage Impact Assessment refers to the building as 'at risk' however it is clearly evident the building has been restored alongside the recent erection of the large enclosed pergola structure, with the site in use as a bar and grill restaurant.

Whilst the principle of a structure in the proposed location on the site has been established in order to increase the dining capacity for the restaurant, the 2018 approved, barn-like structure would remain subservient to the listed building and at such time of approval a balanced judgement was made taking into account the condition of the listed building.

The proposed development, which would be notably larger than the approved structure, would negatively affect the setting of the Listed Building. The building would be bulkier in form exacerbated by its increased scale, bulk, footprint and height. It would have a greater dominant presence on the site and be highly visible from the street scene and within the site itself. The development would fail to respect the scale and setting of the original Listed Building. The lack of subservience would diminish any sense of hierarchy to the site. The Listed Building in itself is an important historic built asset recognised by its Grade II designation and strongly contributes to the historic settlement of the area. The existing and proposed additions to the building and site, cumulatively, would no longer be ancillary to the original building harming its significance and setting.

The 2-storey structure would fail to relate to the original, approved, design concept as an ancillary, subtle addition to the site, competing with the original listed building. The roof ridge height appears to match the listed building along the south east elevation however it appears to be slightly higher along the north west elevation. This may be due to variations to the ground levels however the development should remain entirely subordinate to the principal heritage asset.

As noted above whilst the design of the building appears to be somewhat influenced by a barn style structure, as proposed it fails to respect and truly embrace the architectural principles and qualities of a traditional agricultural barn. The barn structure would dominate the site as the larger built form drawing undue attention to it. The reference made in the supporting design and access statement and heritage statement shows a photograph of the Grade I listed medieval barn in Harmondsworth however incorrectly describes it as The Great Barn in Ruislip. In this instance a threshing barn would be an inappropriate design precedent. It would establish a farmstead character to the site. Historically the site has not operated as a typical historic farmstead, the concept of erecting a barn style building would deviate from the character and significance of the site as a public house, in turn failing to respect or preserve the setting of the Listed Building.

Historic timber framed barns are typically characterised by steeply pitched, tiled roof forms. The roof form tends to dominate the appearance of the building, in turn reducing the bulk of the structure,

above the ground floor level. The proposed roof pitch would be shallow resulting in a higher eaves line and the timber clad elevations dominating the appearance of the building. Whilst the building may be reduced in length, the bulk and volume would essentially be relocated as part of the first-floor space.

The inclusion of multiple roof lights and windows to the gable ends of the proposed barn would result in a pastiche building. Furthermore, it is unclear why a window opening is required into what appears to be a storeroom, to the front of the building at first floor, further obscured by shelving internally. The submitted drawings do not include the detailed infrastructure that would be necessary for the proposed use, including soil vent pipes, mechanical ventilation, rainwater goods, fire safety measures etc. Such infrastructure poorly applied can diminish the overall design aesthetic. It is assumed the proposed lift would be a platform lift therefore not requiring an over run. The inclusion of a lift over-run as an 'add-on' feature would be inappropriate and an incongruous feature considering the slope of the roof.

The use of the roof space for 8 guest rooms would establish a permanent alternative new use on the site. There is no evidence before me indicating that the site or building was used primarily as a historic inn.

The argument that the development is required for the preservation of the Listed Building is unfounded and lacks evidence to justify the proposal. As existing the Listed Building has been restored and there is no evidence before me as to why the approved additional dining facility would not enable the continued care and maintenance of the building. Any development proposed as a means of supporting the care and repair of a listed building must be considered for the benefit of a heritage asset itself.

The submitted information fails to demonstrate the need for the specified 8 guest rooms and increase to the internal dining capacity, which appears to be laid out as an event space. It would need to be clearly demonstrated in any instance that the income generated from the proposed development would solely be used for the care and repair of the designated heritage asset. As submitted, it would fail to demonstrate that the proposal would be minimum necessary to secure the long-term future of the designated heritage asset. In any instance, if we were to consider this type of development, quantitative evidence would be required to justify the harm caused by the development and it would need to meet a number of tests.

To confirm the building was not formally included on Historic England's Heritage at Risk register. The 2018 approved scheme recognised that the building was in need of repair, with the additional dining capacity contributing to the future preservation of the building. The Listed Building's former 'state' is now irrelevant taking into account the condition of the building at present.

The proposal appears to be connected to the circumstances of the present time rather than the urgent need for repairs to the Listed Building to allow for its use. There is no indication on how permanent the current circumstances are. The permanent nature and negative impact of the proposed development must be materially considered.

The development would detract from the site's significance as a public house and would be considered a negative contributor to the setting of the heritage asset. The proposed development would result in significant permanent harm to the setting of the Listed Building. It would need to be noted that harm to the setting of a heritage asset is not limited to physical or visual impact. Other considerations including to how users interact with site and its history form part of the building's significance.

The proposed development would erode the setting of the Listed Building. Taking into consideration the paragraph 196 of the National Planning Policy Framework (2019) the proposed development

would result in less than substantial harm to the setting and significance of the listed building. In any instance under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 a statutory duty is placed upon the decision maker(s) to pay special attention to the preservation of the Listed Building and its setting. Paragraph 193 (NPPF, 2019) would also be relevant in this instance.

5. Conclusion: Objection - Harm to the setting of the Listed Building

7. MAIN PLANNING ISSUES

7.01 The principle of the development

COMMUNITY FACILITY

Paragraph 92 of the NPPF (February 2019) states that planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

Policy HC7 of the Publication London Plan (December 2020) states that planning decisions should:

- 1) protect public houses where they have a heritage, economic, social or cultural value to local communities, or where they contribute to wider policy objectives for town centres, night-time economy areas, Cultural Quarters and Creative Enterprise Zones
- 2) support proposals for new public houses where they would stimulate town centres, Cultural Quarters, the night-time economy and mixed-use development, taking into account potential negative impacts.

Policy CI1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy DMCI 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) generally supports the retention of community facilities.

As evidenced above, it is considered that there is general support for proposals which retain community facilities such as public houses.

PRINCIPLE OF GUESTHOUSE USE

Under application reference 14387/APP/2018/1383, it was established that the application site was considered to fall within both Use Class A3 and A4. Following changes to the Use Classes Order on 1st September 2020, Use Class A3 would now fall under Use Class E and Use Class A4 would now fall under Sui Generis. Based on this, the existing use of the site is considered to be Sui Generis.

It is unclear from the application submission whether the proposed guesthouse use (Use Class C1) would be ancillary to the existing use on site. Nonetheless, the proposed development is considered to propose a change in the use of the site, although it would still be categorised as a mixed use (Sui Generis).

Paragraph 86 of the NPPF (February 2019) states that Local Planning Authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. The addition of 10 new guest bedrooms is deemed to fall under the category of 'tourism development' which is a main town centre use as defined by the NPPF (February 2019).

However, the National Planning Practice Guidance (NPPG) is clear that the application of a sequential test needs to be proportionate and appropriate for the given proposal. As outlined above, the proposal appears essentially linked to the existing use of the building and therefore it would not be pragmatic to request that a full sequential test of the Borough is undertaken for alternative sites.

Policy DME 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the Council will support a range of visitor accommodation, conference and related uses in accessible sustainable locations, as defined in the Site Allocations and Designations document, subject to:

- i) A high standard of building and site design, including landscaping and placement of signage that makes a positive contribution to local amenity and the streetscape;
- ii) Provision of an accessible layout and rooms in accordance with Policy DME 6: Accessible Hotels and Visitor Accommodation; and
- iii) No adverse impact on nearby land uses or on the amenity of either adjoining occupants or proposed occupants by virtue of noise, lighting, emissions, privacy, overlooking, any other potential nuisance, parking or traffic congestion.

The application site is not located in an accessible and sustainable location, as indicated by the low Public Transport Accessibility Level of 1b. The site is also not within or on the edge of a town centre and is not identified as a sequentially preferable location for new hotel bedrooms in the Development Plan. The principle of such a proposed use is not therefore supported and an assessment of other material considerations is required to establish whether there is a case to depart from these policies.

In terms of the criteria attached to Policy DME 5, the design of the proposed development is considered in Section 07.03 and 07.07, the impact of the proposal on neighbour amenity is addressed within Section 07.08 of the report, accessibility matters are addressed in Section 07.12 of the report and the proposed landscaping arrangements are considered in Section 07.14 of the report.

EMPLOYMENT GENERATION

Based on the 'Case of Need' document submitted by the applicant, the proposed use would require receptionists, night porters, additional cleaners, bedroom maids, room service attendants, busboys, additional restaurant servers and additional chefs. The applicant therefore anticipates that the new BnB operation will create an extra 24 jobs for the company.

Consideration is given to the HCA's Employment Density Guide 3rd Edition (November 2015) which states that 1 job is generated per 5 beds for a limited service/budget hotel. Accordingly, the proposed 8 guest rooms would generate 2 jobs. The HCA's Employment Density Guide 3rd Edition (November 2015) also states that 1 job is generated per 15 to 20 square metres of restaurant floorspace. The proposed 183.17 square metres of restaurant floorspace would therefore generate between 9 and 12 jobs. Together, the proposed use would generate between 11 and 14 jobs.

Based on the same guidelines, the approved scheme (planning permission reference 14387/APP/2018/1383) would generate between 6 and 8 jobs if implemented in full. As such, the proposed development would generate between 3 and 8 jobs more jobs than the scheme previously permitted. This is a material planning consideration which is afforded weight in the consideration of the proposed development in the following sections.

7.02 Density of the proposed development

Not applicable to the consideration of this application.

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

ARCHAEOLOGY

Policy DMHB 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.

The application site forms part of the Ruislip Motte & Bailey Archaeological Priority Area. As such, the Greater London Archaeological Advisory Service were consulted as part of the application and advised that groundworks are unlikely to have a major impact but may reveal evidence related to the occupation of this northernmost part of the historic village. Although the development could cause harm to archaeological remains, the significance of the asset and scale of harm to it is such that the effect can be managed using a planning condition. If recommended for approval, a condition would secure the submission of a written scheme of investigation. Subject to such a condition, the proposal would not be considered contrary to Policy DMHB 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

LISTED ASSETS

The application site does not form part of a Conservation Area but does include the Grade II Listed Six Bells Public House. Accordingly, the following planning policies are considered relevant:

Policy 7.8 of the London Plan (March 2016) states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape.

Policy DMHB 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

- A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:
 - i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
 - ii) it will not lead to a loss of significance or harm to an asset, unless it can be

demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;

- iii) it makes a positive contribution to the local character and distinctiveness of the area;
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

Policy DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

- A) Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.
- B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on its significance.
- C) The substantial harm to or total loss of significance of a statutory Listed Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grant-funding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required.
- D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

In order to consider the impact of the proposed development, it is considered pertinent to quantify the previously approved development and compare it to the currently proposed development.

Based on measurements taken from the plans, the barn structure approved under permission references 14387/APP/2018/1383 and 14387/APP/2018/1385 approximately measured as follows:

- Length: 18.8m
- Width: 6.33m
- Height at the eaves: 2.92m
- Highest point: 7.04m
- Footprint: $6.33 \times 18.8 = 119.04\text{m}^2$
- Volume: $(2.92 \times 6.33 \times 18.8) + (4.12 \times 6.33 \times 18.8)/2 = 347.5 + 245.1 = 592.6\text{m}^3$

Based on measurements taken from the submitted plans, the proposed barn structure would measure as follows:

- Length: 20.33m
- Width: 9.01m
- Height at the eaves: 4m
- Highest point: 7.75m

- Footprint: $20.33 \times 9.01 = 183.17\text{m}^2$
- Volume: $(4 \times 9.01 \times 20.33) + (3.75 \times 9.01 \times 20.33)/2 = 732.69 + 343.45 = 1076.14\text{m}^3$

Evidently, the proposed development would increase the footprint of the development by 64.13m² (equating to 53.87% increase) and would increase the volume of the development by 483.54m³ (equating to 81.57% increase).

In terms of the harm posed to the setting of the Grade II Listed Building, it is noted that paragraph 193 of the NPPF (February 2019) states that great weight should be given to the conservation of heritage assets. It is acknowledged that the height and length of the proposed development has been reduced when compared to the previously refused applications (references 14387/APP/2020/2775 and 14387/APP/2020/2776). Specifically, the harm to the setting of the Listed Building should be viewed in the context of the previously approved application which establishes merit for the development of the footprint adjoining the Public House.

As stated by the Council's Conservation Officer, the proposed development would negatively affect the setting of the Listed Building by virtue of its scale, footprint and height. It would have a dominant presence on the site and be highly visible from the street scene and within the site itself. Although the height has been reduced to match that of the existing Public House, the proposed building would not be considered ancillary to the main Listed Building and the infrastructure associated with the proposed use would further erode the setting of the Listed Building. Accordingly, the proposed development would harm the significance and setting of the heritage asset.

In this instance, the extent of harm is considered to be 'less than substantial', therefore requiring consideration of paragraph 196 of the National Planning Policy Framework (February 2019). This states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

It is noted that the development approved under application references 14387/APP/2018/1383 and 14387/APP/2018/1385 provided public benefit by restoring the Grade II Listed Building, reversing the harm caused to its significance, generating local employment, supporting the viability of the business, supporting the preservation of the heritage asset and providing a community hub.

Significantly, the Grade II Listed Building has already been restored and is operating as a public house. In this respect, the harm caused to the heritage asset has been reversed and is not applicable to the current situation. It is acknowledged, however, that the costs of such restoration do have a financial impact on what can be brought forward on-site in terms of further development. Although this is not a public benefit of the current application, it is inherently linked and is therefore afforded some weight in the consideration process.

Based on the HCA's Employment Density Guide 3rd Edition (November 2015), the proposed development would generate a range between 11 and 14 jobs. In comparison, the approved scheme would have generated between 6 and 8 jobs. The proposed development would therefore generate between 3 and 8 jobs more than the scheme previously permitted. It should be noted that the applicant states that the development would create 24 jobs and that the development would utilise local business for its delivery. Accordingly, the employment generation of the proposed development is considered to be

a public benefit of the scheme, although this benefit can be applied to most forms of development in some capacity and is only given limited weight.

It is acknowledged that the proposed development would support the viability of the business and would in turn support the preservation of the heritage asset. This consideration is undermined, to an extent, by the fact that the site has already been permitted a barn extension which would expand its capacity and support its viability. It is noted, however, that at least 315 public houses have closed in England in 2020 and follows the closure of 473 public houses in 2019 and 914 public houses in 2018. The closure of public houses which do not or cannot adapt to changing economic circumstances is therefore a very real concern.

In terms of the circumstances specific to the Six Bells Public House, it is acknowledged that the Public House is only one of three public houses which provides such a use to the local community (based on a 800 metre radius survey of the site). It is worth noting that the site is also not located within a local centre or town centre and does not benefit from the support of such co-locations. This is considered to support the need to diversify the business in order to safeguard its long term viability.

It is agreed that public houses form important hubs for communities. Specifically, paragraph 92 of the NPPF (February 2019) states that planning decisions should plan positively for the provision and use of community facilities such as public houses to enhance the sustainability of communities and residential environments. This is also supported by Policy HC7 of the Publication London Plan. In terms of the current application, it is important to factor in the significant public support for the proposed development, taking the form of a supporting petition with 30 signatories, as well as support from the Eastcote Conservation Panel, the Eastcote Residents Association and the Ruislip, Northwood and Eastcote Local History Society.

As addressed in other sections of the report, planning conditions will also be applied to secure further benefits from the proposed development if recommended for approval. This includes ecological benefits which are to be secured as part of an ecological enhancement scheme.

In accordance with paragraph 196 of the NPPF (February 2019), the 'less than substantial harm' posed to the setting of the heritage asset has been weighed against the public benefits of the proposal. In the context of Public Houses in England and more specifically the Six Bells Public House, the proposed development is considered to provide public benefits to outweigh the harm posed. Conditions are also proposed to safeguard the special architectural and historic interest of the listed building. On balance, the proposed development is accepted and is not considered contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016), Policy HC1 of the London Plan (December 2020) and the NPPF (February 2019).

7.04 Airport safeguarding

Not applicable to the consideration of this application. There is no requirement to consult the aerodrome safeguarding authorities on a development of this nature in this location.

7.05 Impact on the green belt

GREEN BELT

The suitability of the site to accommodate the proposed development is notably limited due

to its location within Green Belt designated land. The proposal is therefore subject to the planning policy considerations stated below.

Paragraph 143 of the NPPF (February 2019) sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. Paragraph 144 continues this, stating:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

Paragraph 145 of the NPPF (February 2019) states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt but that exceptions to this include:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Policy 7.16 of the London Plan (March 2016) supports this, stating:

"The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance."

In terms of local policy, the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) gives strong protection to Green Belt land. Policy EM2 states that the Council will seek to maintain the current extent of the Green Belt and any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan (March 2016) policies, including the very special circumstances test.

Policy DME1 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

- A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special circumstances.

B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to:

- i) the height and bulk of the existing building on the site;
- ii) the proportion of the site that is already developed;
- iii) the footprint, distribution and character of the existing buildings on the site;
- iv) the relationship of the proposal with any development on the site that is to be retained; and
- v) the visual amenity and character of the Green Belt and Metropolitan Open Land.

As noted above, paragraph 145 part c) of the NPPF (February 2019) states that new buildings in the Green Belt may not be inappropriate development if it is an extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Part d) of the same paragraph also states that the replacement of a building may not be inappropriate if the new building is in the same use and not materially larger than the one it replaces.

The principle of a barn extension on Green Belt designated land has already been established by the grant of planning permission reference 14387/APP/2018/1383. This permission noted that the floor area of the pre-existing dilapidated outbuildings and play area, which have now been removed, equated to 276 square metres of development. It was therefore acknowledged that the barn extension building did not exceed this quantum of development. Notwithstanding this, it was considered that the building would have a greater impact on the openness of the Green Belt in this location, given that parts of the structure would be higher than the demolished structures and would have a greater mass. The development was considered to constitute inappropriate development in the Green Belt and required very special circumstances.

The following very special circumstances were considered:

- i) The proposals will reverse the loss of significance and harm that the last few years of neglect have caused. The extra restaurant space that the extension will provide, will help the building preserve itself and is designed to complement the character of the Six Bells.
- ii) The proposed scheme will restore the local significance of the Six Bells.
- iii) The extension is designed to provide the accommodation to enable long term viability for any business run within it and at the same time be sympathetic to the character of the listed building.
- iv) The proposed extension is designed in form and materiality to complement the existing building.
- v) The completed scheme will result in a much improved quality of setting for the Six Bells, allowing it to be a more positive part of the community in which it sits.
- vi) The proposals will lead to increased levels of local employment and increase in custom to shops and other community facilities. The Six Bells will contribute to local social cohesion and interaction providing a new place to meet.

At the time, the Planning Officer considered that the benefits, when weighed against the drawbacks of the proposed development, were significant and that very special circumstances weighed in favour of the proposal. The proposed new barn for dining was considered acceptable in principle.

In terms of the current application submission, the impact of the additional development on the openness and visual amenities of the Green Belt is a primary concern. Please refer to

Section 07.03 of the report for a quantification of the previously approved development and a comparison to the currently proposed development. In summary, the proposed development would increase the footprint of the development by 64.13m² (equating to 53.87% increase) and would increase the volume of the development by 483.54m³ (equating to 81.57% increase).

In addition to the increase in building volume, the proposed development would also extend the car park by 8 no. spaces, although this would be achieved through the use of reinforcement mats and crates akin to grasscrete. This is would further intensify development within the Green Belt but is only considered to be low level and would not pose significant harm to the openness of the Green Belt.

Overall, it is considered that the proposed barn building extension would have a greater impact on the openness of the Green Belt by virtue of its greater scale and mass when compared to both the pre-existing structures and the approved barn building extension structure. As such, the proposed development is considered to constitute inappropriate development in the Green Belt and very special circumstances are required.

In terms of very special circumstances, these do not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The previously approved development was considered to benefit from very special circumstances as it would restore the Grade II Listed Building, reverse the harm caused to its significance, generate local employment, support the viability of the business which would in turn support the preservation of the heritage asset and provide a community hub.

Significantly, the Grade II Listed Building has already been restored and is operating as a public house. In this respect, the harm caused to the heritage asset has been reversed. This very special circumstance is not therefore considered to be applicable to current circumstances.

Based on the HCA's Employment Density Guide 3rd Edition (November 2015), the proposed development would generate a range between 11 and 14 jobs. In comparison, the approved scheme would have generated between 6 and 8 jobs. The proposed development would therefore generate between 3 and 8 jobs more than the scheme previously permitted. The applicant also notes that local business would benefit from the permission. Accordingly, the employment generation of the proposed development is considered to be a benefit of the scheme, although this benefit can be applied to most forms of development in some capacity and is only given limited weight.

It is acknowledged that the proposed development would support the viability of the business and would in turn support the preservation of the heritage asset. This consideration is undermined, to an extent, by the fact that the site has already been permitted a barn extension which would expand its capacity and support its viability. It is noted, however, that 315 public houses had closed in England by September 2020 and follows the closure of 473 public houses in 2019 and 914 public houses in 2018. The closure of public houses which do not or cannot adapt to changing economic circumstances is therefore a very real concern.

It is important to consider the circumstances specific to the Six Bells Public House. Based on a 800 metres radius around the site (equivalent to a 10 minute walk), the following public houses have been identified:

- The Woodman, Breakspear Road, Ruislip, HA4 7SE
- The Waters Edge, Reservoir Road, Ruislip, HA4 7TY

Evidently, the Six Bells Public House is only one of three public houses which provides such a use to the local community. It is worth noting that the site is also not located within a local centre or town centre and does not benefit from the support of such co-locations. This is considered to support the need to diversify the business in order to safeguard its long term viability.

It is agreed that public houses form important hubs for communities. Specifically, paragraph 92 of the NPPF (February 2019) states that planning decisions should plan positively for the provision and use of community facilities such as public houses to enhance the sustainability of communities and residential environments. In terms of the current application, it is important to factor in the significant public support for the proposed development, taking the form of a supporting petition with 30 signatories, as well as support from the Eastcote Conservation Panel, the Eastcote Residents Association and the Ruislip, Northwood and Eastcote Local History Society.

In the context of the above considerations, the proposed development is afforded weight in favour of very special circumstances existing.

In terms of the harm posed, it should be highlighted that paragraph 144 of the NPPF (February 2019) gives substantial weight to any harm to the Green Belt. It is acknowledged that the height and length of the proposed development has been reduced when compared to the previously refused applications (references 14387/APP/2020/2775 and 14387/APP/2020/2776). Specifically, the harm to the Green Belt should be viewed in the context of the previously approved application which establishes merit for the development of the footprint adjoining the Public House. Following the reduction in height and length (relative to that previously refused), and taking into consideration the buildings proposed location within the previously developed area of the site, the proposed development would not be considered to significantly harm the openness of the Green Belt. Accordingly, the level of harm posed to the Green Belt is reduced and weighs in favour of the proposed development.

Harm is also posed to the setting of the Grade II Listed Building. Paragraph 193 of the NPPF (February 2019) states that great weight should be given to the conservation of heritage assets. As noted in Section 07.03, the Conservation Officer concludes that the development poses 'less than substantial harm'. However, also explained in this Section of the report, paragraph 196 of the NPPF (February 2019) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. On balance, the proposed development is concluded to provide public benefits which outweigh the harm posed.

Taking into consideration the above factors, it is considered that the harm posed is now limited sufficiently for the development to be considered on-balance acceptable. As such, the proposed development is not considered to be contrary to Policy DME1 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy EM2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policy 7.16 of the London Plan (March 2016) and the National Planning Policy Framework (February 2019).

It should be made clear that the proposed development is at the upper limit for development which is considered to be on-balance acceptable.

7.07 Impact on the character & appearance of the area

Policies 7.4 and 7.6 of the London Plan (March 2016) seeks to promote high quality design that is informed by the surrounding historic environment.

Policy BE 1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

- A) 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.

The application site is located within an established suburban/rural setting. The site comprises a two storey public house to the south section of the site with extensions and alterations to the rear, a car park within the centre of the site, a play space structure to west side of the site, and woodland and green space to the north and west of the site. Low-rise residential properties are located to the south and south-east, and the Ducks Hill Garden Centre is located to the east.

The proposed development would be equal in height when compared to the existing public house and would not therefore be considered as ancillary as would be expected for an extension. The proposed building would be approximately the same width as the public house and would be approximately 12.75m longer than the public house.

It is important to note that the footprint adjoining the public house has previously been permitted the development of a barn structure (under application references 14387/APP/2018/1383 and 14387/APP/2018/1385). When compared to this permitted scheme, the proposed development would be approximately 1.53m greater in length, 2.68m greater in width and 0.71m greater in height. It is therefore calculated that the footprint of development on-site would be increased by 64.13m² (equating to 53.87% increase) and the volume of development would be increased by 483.54m³ (equating to 81.57% increase). Evidently, the development proposed would be substantially larger than that previously permitted and would have an increased dominant presence on the site.

In terms of its impact on the street scene, it is noted that the proposed building would be set approximately 15m back from Ducks Hill Road. Its reduction in height and length relative to the scheme previously refused (references 14387/APP/2020/2775 and 14387/APP/2020/2776) would also reduce the impact on direct and oblique views attained from Ducks Hill Road, whilst restricting the sprawl of development across the Green Belt site. The proposed development is therefore recognised as an improvement on the scheme previously refused.

It is noted by the Council's Conservation Officer that the site has not historically operated as a historic farmstead. As such, the proposal to erect a medieval threshing barn style building would deviate from the character and significance of the site, failing to respect the character of the area. This position is generally maintained although it is also acknowledged that the site can be brought forward with a barn style development as it has already been permitted. This consideration is therefore given less weight when balancing the acceptability of development.

It is also noted that a bin store and cycle storage is proposed on the north side of the existing car park. In order to ensure that this does not injure the visual amenities of the Green Belt setting, further details of this structure and the associated screening are required. If recommended for approval, this would be secured by condition.

Overall, the proposed development would be considered to be substantial in footprint and volume and would have an impact on the local context. The extent of this impact is less than the scheme previously refused for its detrimental impact to the character, appearance and visual amenities of the street scene. In the context of the public benefits and very special circumstances discussed in Sections 07.03 and 07.05 of the report, this impact is considered to be outweighed. Accordingly, the development would not be considered contrary to Policies BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policy DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies (January 2020) and Policy 7.6 of the London Plan (March 2016).

If recommended for approval, the detail of materials would be secured by condition.

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Paragraph 5.38 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states: "The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking. In some locations where there is a significant difference in ground levels between dwellings, a greater separation distance may be necessary."

Paragraph 5.40 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states: "For the purposes of this policy, 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 and massing in order to ensure development does not result in an increased sense of enclosure and loss

of outlook."

Paragraph 5.41 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states: "The Council will aim to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development on habitable rooms, amenity space and public open space. The Council will also seek to ensure that the design of new development optimises the levels of daylight and sunlight. The Council will expect the impact of the development to be assessed following the methodology set out in the most recent version of the Building Research Establishments (BRE) "Site layout planning for daylight and sunlight: A guide to good practice".

Ducks Hill Garden Centre is located to the east of the application site and woodland and open fields are located to the north and west. The nearest residential properties with respect to the proposed development are located to the south of the application site and include property names: Greenwood, The Glade, The Fuchsia Garden, Davelle, Woodside, Finsceal and Redleaves. At the closest point, The Fuchsia Garden and Davelle would be sited approximately 17 metres from the proposed barn extension. This is considered to be a sufficient distance to avoid issues with regard to neighbour outlook and the receipt of daylight and sunlight by such neighbours.

The proposed development would not meet the required 21 metre separation distance noted above, although it is noted that the south-facing windows provided by the proposed development would be narrow roof lights which are considered to limit the scope for overlooking. The windows would also face the front elevations of the neighbouring properties and are not generally considered to be particularly sensitive elevations in terms of privacy. In light of the proposed rooms being for guest room use, as opposed to residential use, the impact is also considered to be limited.

Given the above considerations, the proposed development is not considered to compromise the amenity of neighbouring properties and is not contrary to part B) of Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.09 Living conditions for future occupiers

The proposed guest room floor space is measured approximately as follows:

- Bedroom 1 - 11.70 square metres
- Bedroom 2 - 11.80 square metres
- Bedroom 3 - 11.73 square metres
- Bedroom 4 - 11.74 square metres
- Bedroom 5 - 11.77 square metres
- Bedroom 6 - 11.74 square metres
- Bedroom 7 - 11.72 square metres
- Bedroom 8 - 17.73 square metres

Evidently, the rooms would be equivalent to a double bedroom in floor space, as specified by the National Space Standards (March 2015). Each room would also have access to a rooflight which would provide an element of outlook and natural lighting. It is noted that these rooms are not for residential use and do not require the same standard of accommodation. In light of this, the proposed rooms are considered to provide a satisfactory internal living environment for the purposes of a hotel guest room use.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Duck's Hill Road is covered by all day waiting restrictions in order to allow an unimpeded flow of traffic on this heavily trafficked road. A Controlled Parking Zone (CPZ)

encompassing the address and general location has been introduced in the area and operates for seven days a week between 9am and 7pm. Based on Transport for London's WebCAT planning tool, the application site has a poor Public Transport Accessibility Level (PTAL) of 1b, emphasising the reliance of local transport network users on the private car.

As the site exists, an established vehicular access serves a 32 no. space car park for the public house/restaurant use.

With regard to highways impacts and considerations, the following policies are considered:

Policy DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:

- i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;
- ii) maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;
- iii) provide equal access for all people, including inclusive access for disabled people;
- iv) adequately address delivery, servicing and drop-off requirements; and
- v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

B) Development proposals will be required to undertake a satisfactory Transport Assessment and Travel Plan if they meet or exceed the appropriate thresholds. All major developments that fall below these thresholds will be required to produce a satisfactory Transport Statement and Local Level Travel Plan. All these plans should demonstrate how any potential impacts will be mitigated and how such measures will be implemented.

Policy DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that proposals must ensure that safe and efficient vehicular access to the highway network is provided, schemes do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents. Also that impacts on local amenity and congestion are minimised and there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and roads.

Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires that proposals comply with the Council's parking standards in order to facilitate sustainable development and address issues relating to congestion and amenity.

The National Planning Policy Framework (NPPF) (February 2019) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policy 6.3 of the London Plan (March 2016) requires development proposals to ensure that the impacts on transport capacity and the transport network are fully assessed.

PARKING PROVISION

Based on the proposed mixed use (Sui Generis) which includes an element of public

house use, restaurant use and guest room use, an individual site assessment is required.

The application submission indicates an extension to the car park which would facilitate 8 additional spaces adjacent to the existing car park hard standing, utilising reinforcement mats and crates akin to grasscrete. The existing car park would also be rearranged to provide 2 additional accessible car parking spaces. A total of 10 spaces are proposed, totalling 42 car parking spaces which is considered sufficient and acceptable by the Council's Highways Officer.

ELECTRICAL VEHICLE CHARGING POINTS

Appendix C, Table 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that parking for electric vehicles should be provided at a current minimum of 5% of car parking spaces with 5% passive provision.

If recommended for approval, the provision of 1 active electrical charging point and one passive electrical charging point would be secured by condition.

ACCESSIBLE PARKING

Appendix C, Table 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that: "For commercial developments, 10% of car parking spaces must be for blue badge holders and 5% for brown badge holders, together with one accessible on or off street parking bay designated for blue badge holders, even if no general parking is provided."

The proposed development would provide 2 accessible car parking spaces which is considered to be acceptable by the Council's Highways Officer. If recommended for approval, this would be secured by condition.

CYCLE PARKING

In conjunction with Policy DMT 6, Appendix C of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires that:

- A3 restaurant uses provide 1 cycle parking space per 20 staff + 1 per 20 customers.
- A4 public house uses provide 1 cycle parking space per 100 square metres
- C1 hotel uses provide 1 cycle parking space per 10 staff

As the proposal would not be creating additional floorspace for A4 public house use, this standard is not considered relevant. Based on the table arrangement shown on the proposed ground floor plan, the additional dining space would accommodate 132 customers at maximum capacity. Also, based on the HCA's Employment Density Guide 3rd Edition (November 2015), the proposed 10 guest rooms would generate 2 jobs and the proposed restaurant floorspace would generate between 9 and 12 jobs.

Accordingly, the proposed development would require 1 cycle space for the C1 staff, 1 cycle space for A3 staff and 7 cycle spaces for A3 customers. The proposed development should therefore provide 9 secure and accessible cycle parking space. If recommended for approval, this would be secured by condition.

VEHICULAR TRIP GENERATION

As stated by the Council's Highways Officer, there will be no measurable or specific impact on the 'key' peak morning and afternoon traffic periods given the scale of proposal and activity profiles which are statistically concentrated outside peak periods. Any uplift would be considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

ACCESS PROVISION

The existing vehicular access into the site is to remain and would serve both the public house and residential uses. This shared arrangement is considered satisfactory and acceptable.

CONSTRUCTION LOGISTICS PLAN

A full and detailed Construction Logistics Plan will be a requirement given the constraints and sensitivities of the local road network in order to avoid/minimise potential detriment to the public realm. If recommended for approval, this would be secured by condition.

SUMMARY

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 Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies 6.3, 6.9, and 6.13 of the London Plan (March 2016).

7.11 Urban design, access and security

Please see sections 07.03 and 07.07 of the report.

7.12 Disabled access

Policy 4.5 of the London Plan (March 2016) requires that at least 10 per cent of bedrooms are wheelchair accessible for hotel development.

Policy 7.2 of the London Plan (March 2016) requires that the all new development provides the highest standards of accessible and inclusive design.

Policy DME 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) In order to ensure that inclusive access has been incorporated into the proposal from the onset, the Council will require:

- i) all proposals to meet the requirements of the Accessible Hillingdon SPD;
- ii) a Design and Access Statement to be submitted with the planning application; and
- iii) For proposals of ten rooms or more, an Accessibility Management Plan should be submitted with the planning application.

B) For proposals of 10 rooms or more, the Council will require 10% of hotel rooms to meet wheelchair accessibility standards. In particular, accessible rooms should:

- i) be located along accessible routes, close to lifts on upper floors and close to the reception on the ground floor;
- ii) be situated so that they have equal access to views enjoyed from standard bedrooms; and
- iii) provide appropriate facilities for a wide range of disabilities.

The proposed development would not meet the threshold stated above as it would only provide a total of 8 guest rooms. Nonetheless, Bedroom 8 is proposed as an accessible

bedroom and is located within close proximity to the proposed lift. As stated by the Council's Access Officer, the standard to which the required accessible room has been designed is unknown. The accessible bedroom should be designed in accordance with Figure 52, incorporating either Figure 30 or 33 of British Standard BS8300-2:2018. If recommended for approval, this would be secured by condition. Subject to such a condition, the proposed development would accord with Policy DME 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.13 Provision of affordable & special needs housing

Not applicable to the consideration of this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING

Policy 5.10 of the London Plan (March 2016) states that development proposals should integrate green infrastructure to contribute to urban greening, including the public realm.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should also enhance amenity, biodiversity and green infrastructure.

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

- A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
- B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

Parking and informal external amenity space is located among the open woodland, with the buildings located at the southern end of the site. The trees are not protected by a Tree Preservation Order or Conservation Area. However, as stated by the Council's Trees and Landscaping Officer, their collective value adds significantly to the character and appearance of the area forming an attractive interface between the more suburban character to the south and the rural Green Belt land to the north.

The submitted Tree Report identifies and assesses the condition and value of 40 trees. There are no 'A' grade trees, 21 trees are category 'B' and the remaining trees are 'C' or 'U' grade, categories that are not normally considered to be a constraint on development. Three 'C' grade trees will be removed to facilitate the development and two 'U' grade trees will be removed for sound arboricultural reasons.

As confirmed by the Council's Trees and Landscaping Officer, there is no objection to the proposed development in this regard, subject to conditions securing details of a landscaping scheme and tree protection measures. The proposal is not therefore considered contrary to Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy 5.10 of the London Plan (March 2016).

ECOLOGY

Immediately to the north and west of the site is the designated Mad Bess Woods Nature Conservation Site of Metropolitan or Borough Grade I Importance. The following planning

policies are therefore taken into consideration:

Paragraph 170 of the NPPF (February 2019) states that planning decisions should contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Policy 7.19 of the London Plan (March 2016) states that development proposals should wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the design and layout of new development should retain and enhance any existing features of biodiversity within the site.

The application site has large areas of scrub grass and tree cover that provides the potential for rich biodiversity. Notably, the current proposals do not require the removal of any important ecological features and is not considered contrary to relevant planning policy. If recommended for approval, an ecological enhancement plan would be secured by condition to ensure further public benefits are provided as part of the development. A condition to ensure that the lighting of the site will not have a significant impact on the ecological value of the site. Subject to such planning conditions, the proposed development would accord with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.19 of the London Plan (March 2016) and the National Planning Policy Framework (February 2019).

7.15 Sustainable waste management

Policy 5.17 of the London Plan (March 2016) sets out the Mayor's spatial policy for waste management, including the requirements for new developments to provide appropriate facilities for the storage of refuse and recycling.

The proposal indicates sufficient bin storage and would accord with Policy 5.17 of the London Plan (March 2016).

7.16 Renewable energy / Sustainability

Not applicable to the consideration of this application.

7.17 Flooding or Drainage Issues

The site is located within Flood Zone 1 and is less than 1 hectare in size. As such, no Flood Risk Assessment is required.

Policy 5.12 of the London Plan (March 2016) requires that development proposals must comply with the flood risk assessment and management requirements set out in the NPPF and the associated technical Guidance on flood risk over the lifetime of the development.

Policy 5.13 of the London Plan (March 2016) states that development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that applicants must demonstrate that Flood Risk can be suitably mitigated.

Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies

(January 2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

Policy DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that development within areas identified at risk from surface water flooding which fail to make adequate provision for the control and reduction of surface water run-off rates will be refused.

The proposed development is considered to be an appropriate use in Flood Zone 1. Subject to a condition requiring details of sustainable water management, it is considered that the scheme will accord with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policies 5.12 and 5.13 of the London Plan (March 2016).

7.18 Noise or Air Quality Issues

Policy 7.15 of the London Plan (March 2016) states that development proposals should seek to manage noise by:

- a. avoiding significant adverse noise impacts on health and quality of life as a result of new development;
- b. mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens on existing businesses;
- c. improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity);
- d. separating new noise sensitive development from major noise sources (such as road, rail, air transport and some types of industrial development) through the use of distance, screening or internal layout - in preference to sole reliance on sound insulation;
- e. where it is not possible to achieve separation of noise sensitive development and noise sources, without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through the application of good acoustic design principles;
- f. having particular regard to the impact of aviation noise on noise sensitive development;
- g. promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will seek to ensure that noise sensitive development and noise generating development are only permitted if noise impacts can be adequately controlled and mitigated.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

It is acknowledged that the proposed expansion in the uses on-site could generate noise impacts. However, it is considered that mitigation is possible, including the sound insulation of the new building, control of amplified music and control of noise from external plant. If recommended for approval, these matters would be controlled by condition. Subject to such conditions, the proposed development would accord with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy

EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy 7.15 of the London Plan (March 2016).

AIR QUALITY

The application site does not form part of an Air Quality Management Area or Focus Area. As such, this is not considered to be a relevant consideration.

7.19 Comments on Public Consultations

Please see Section 06.1 of the report.

7.20 Planning Obligations

None.

7.21 Expediency of enforcement action

It was noted through the officer site visit that temporary timber structures have been erected within the curtilage of the Public House and require planning consent. They are not considered to have a bearing on the determination of the current application, nonetheless an informative has been added to ensure the applicant is aware that they need to be subject to further discussion with the Council's Planning Team.

7.22 Other Issues

FIRE SAFETY

Policy D12 of the Publication London Plan (December 2020) states:

A) In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
- 3) are constructed in an appropriate way to minimise the risk of fire spread
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

It is noted that Policy D12 only requires the submission of a Fire Statement for major development proposals. As the proposed development would not constitute a major scale form of development, a Fire Statement is not required. However, as stated by the Council's Access Officer, details should be submitted to ensure that disabled people can evacuate from the intended first floor accommodation in a safe and dignified way during a fire evacuation situation. If recommended for approval, these details would be secured by condition. Subject to such a condition, the proposal would accord with Policy D12 of the Publication London Plan (December 2020).

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

In conclusion, the proposed barn building would be considered to pose 'less than substantial harm' to the setting of the Grade II Listed Building and would constitute inappropriate development within the Green Belt. As outlined within the main body of the report, the proposed development is also considered to provide public benefits to outweigh the harm posed to the setting of the Listed Building and very special circumstances are considered to exist. Accordingly, the principle of development and its proposed design is considered to be on-balance acceptable, although it is at the upper limit of what would be considered on-balance acceptable.

For the reasons outlined within the report, the proposed development is recommended for approval subject to planning conditions.

11. Reference Documents

National Planning Policy Framework (February 2019)

Publication London Plan (December 2020)

The London Plan (March 2016)

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

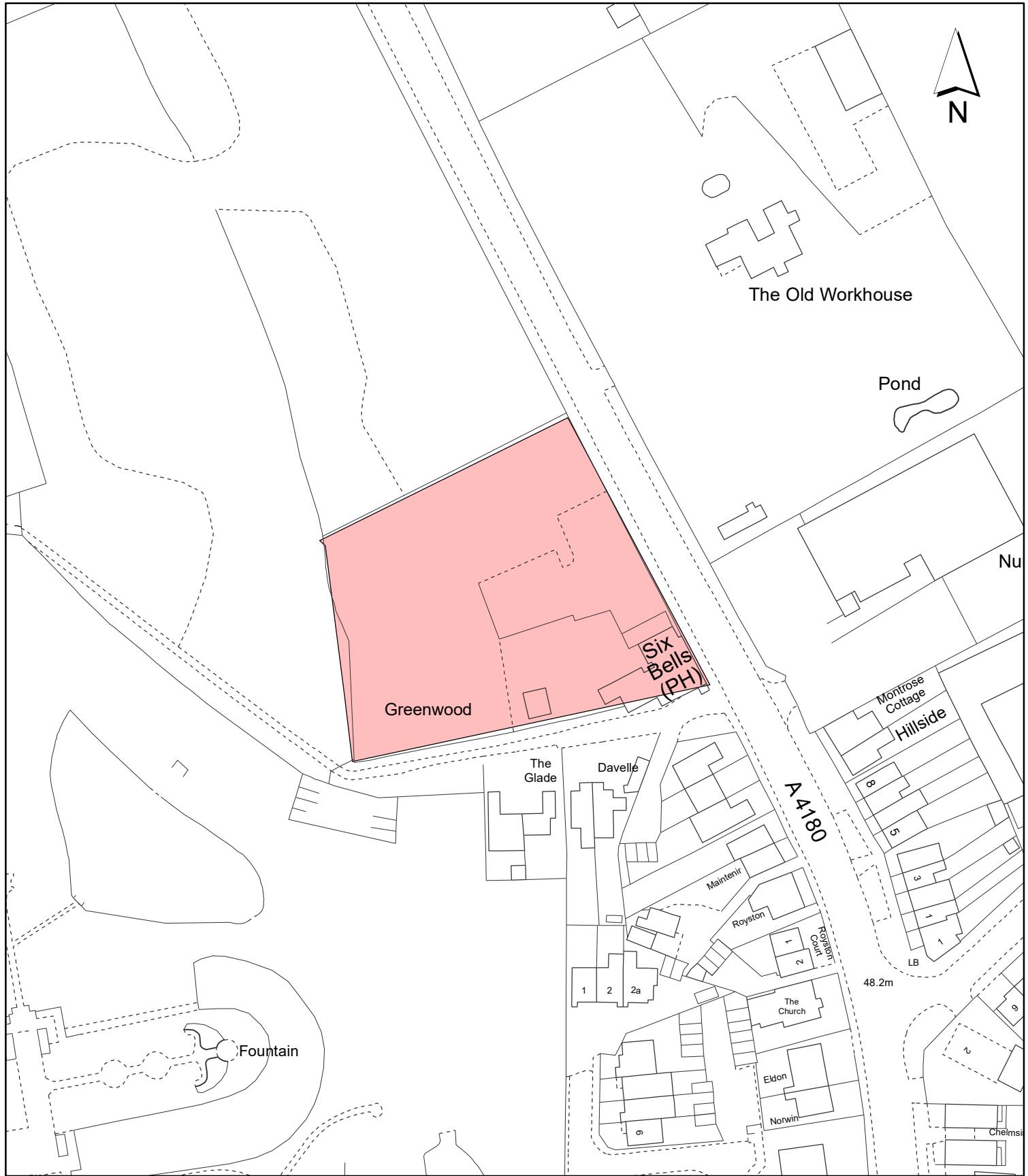
Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020)

Accessible Hillingdon Supplementary Planning Document (September 2017)

Planning Obligations Supplementary Planning Document (July 2014)

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**THE SIX BELLS PH
DUCKS HILL ROAD
RUISLIP**

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

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

Planning Application Ref:

14387/APP/2020/4126

Scale:

1:1,250

Planning Committee:

North Page 87

Date:

February 2021



HILLINGDON
LONDON

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Agenda Item 9

Report of the Head of Planning, Transportation and Regeneration

Address: THE SIX BELLS PH DUCKS HILL ROAD RUISLIP

Development: Proposed barn extension to provide an extended dining area at ground floor and 8 no. guest rooms at first floor (Application for Listed Building Consent)

LBH Ref Nos: 14387/APP/2020/4128

Drawing Nos: Case of Need
Design Access & Planning Statement (Dated 12th December 2020)
BS 5837:2012 Tree Survey, Arboricultural Impact Assessment, Draft Arboricultural Method Statement & Tree Protection Plan (Dated 27th August 2020)
Heritage Impact Assessment (Dated 12th December 2020)
VSA20/11 - 011
Location Plan
VSA20/11 - 003
VSA20/11 - 004
VSA20/11 - 005
VSA20/11 - 008
VSA20/11 - 009
VSA20/11 - 010
VSA20/11 - 001A
VSA20/11 - 002A
VSA20/11 - 006A
VSA20/11 - 007A

Date Plans Received: 15/12/2020

Date(s) of Amendment(s):

Date Application Valid: 15/12/2020

1. CONSIDERATIONS

1.1 Site and Locality

The site is located on the west side of Ducks Hill Road, just north of the junction with Reservoir Road and contains a building known as the Six Bells Public House, which is Grade II listed (first listed on 10-Apr-1972), under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its special architectural or historic interest.

The Six Bells Public House has been occupied and restored as part of the planning permission (reference 14387/APP/2018/1383) and Listed Building Consent (reference 14387/APP/2018/1385) granted in 2018. The barn building extension granted under these permissions has not, however, been started. The extant permissions were granted with the understanding that the extension to the Public House would provide extra space for the restaurant and make the project financially viable and self sustaining in order to secure the long term preservation of the heritage asset.

The application site forms part of designated Green Belt land and the Ruislip Motte & Bailey Archaeological Priority Area. Based on TfL's webCAT planning tool, the site has a poor

Public Transport Accessibility Level (PTAL) rating of 1b. Based on the Council's GIS, the site forms part of Flood Zone 1 and a Critical Drainage Area.

1.2 Proposed Scheme

This application seeks Listed Building Consent for the erection of a barn building to extend the existing premises, providing a restaurant at ground floor and 8 no. guest rooms at first floor. Based on measurements taken from the submitted plans, the proposed barn structure would measure as follows:

- Length: 20.33m
- Width: 9.01m
- Height at the eaves: 4m
- Highest point: 7.75m
- Footprint: $20.33 \times 9.01 = 183.17\text{m}^2$
- Volume: $(4 \times 9.01 \times 20.33) + (3.75 \times 9.01 \times 20.33)/2 = 732.69 + 343.45 = 1076.14\text{m}^3$

1.3 Relevant Planning History

14387/APP/2018/1383 The Six Bells Ph Ducks Hill Road Ruislip

Restoration of the Six Bells Public House, to include minor alterations to fittings internally and a new extension independent of the historic building to increase dining capacity.

Decision Date: 02-10-2018 **Approved** **Appeal:**

14387/APP/2018/1385 The Six Bells Ph Ducks Hill Road Ruislip

Restoration of the Six Bells Public House, to include minor alterations to fittings internally and a new extension independent of the historic building to increase dining capacity (Listed Building Consent).

Decision Date: 18-10-2018 **Approved** **Appeal:**

14387/APP/2019/528 The Six Bells Ph Ducks Hill Road Ruislip

Application for a Non-Material Amendment to planning permission Ref: 14387/APP/2018/1383 dated 18/10/18 (Restoration of the Six Bells Public House, to include minor alterations to fittings internally and a new extension independent of the historic building to increase dining capacity) to reduce the footprint of the proposed extension

Decision Date: 17-04-2019 **Refused** **Appeal:**

14387/APP/2020/2775 The Six Bells Ph Ducks Hill Road Ruislip

Proposed barn extension to provide a restaurant at ground floor and 10 no. guest rooms at first floor, changing the use from a public house/restaurant to mixed use (Sui Generis), with associated works and landscaping.

Decision Date: 18-11-2020 **Refused** **Appeal:**

14387/APP/2020/2776 The Six Bells Ph Ducks Hill Road Ruislip

Proposed barn extension to provide a restaurant at ground floor and 10 no. guest rooms at first floor (Application for Listed Building Consent)

Decision Date: 18-11-2020 **Refused** **Appeal:**

Comment on Planning History

Planning permission (reference 14387/APP/2018/1383) and Listed Building Consent (reference 14387/APP/2018/1385) granted the restoration of the Six Bells Public House, to

include minor alterations to fittings internally and a new extension independent of the historic building to increase dining capacity. The Public House has since been occupied and restored but has not formally been extended. A site visit indicates that the building has been extended temporarily to provide additional capacity.

A planning application (reference 14387/APP/2020/2775) and Listed Building Consent application (reference 14387/APP/2020/2776) for a barn extension to provide a restaurant at ground floor and 10 no. guest rooms at first floor has been refused. The reasons for refusal are outlined as follows:

The proposed development, by reason of its siting, size, scale, and design, would constitute inappropriate development within designated Green Belt land and very special circumstances do not exist to outweigh the harm to the Green Belt by reason of inappropriateness. As such, the proposal is contrary to Policy EM2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policy DME1 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.16 of the London Plan (March 2016) and the National Planning Policy Framework (February 2019).

The proposed development, by reason of its siting, size, scale, and design, would fail to preserve the significance of the Grade II Listed Building by posing 'less than substantial harm' to the significance of the designated heritage asset. Further, the proposed development is not considered to provide public benefits sufficient to outweigh the harm posed. As such, the proposal is contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the National Planning Policy Framework (February 2019).

The proposed development, by reason of its siting, size, scale, and design, would be detrimental to the character, appearance and visual amenities of the street scene. As such, the proposal is contrary to Policies BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policy DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies (January 2020), Policies 7.4 and 7.6 of the London Plan (March 2016) and the National Planning Policy Framework (February 2019).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 3rd February 2021

2.2 Site Notice Expiry Date:- 25th January 2021

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230

3. **Comments on Public Consultations**

EXTERNAL CONSULTATION

Letters have been sent to neighbouring properties, a site notice has been displayed and the application has been advertised in the local paper. A petition in support of the proposed development has been received with 30 signatories, although it is technically lodged against the Full Planning application reference 14387/APP/2020/4126. Only one comment has been received and states that there is no objection to the proposed development as long as sufficient parking on site is provided and noise levels are strictly regulated.

PLANNING OFFICER COMMENT:

It should be noted that car parking and control of noise is addressed under the Full Planning application submission (reference 14387/APP/2020/4126), as opposed to the Listed Building Consent application.

COUNCILLOR CORTHORNE:

I am writing to express my support for this fresh application following the recent committee decision.

I am given to understand that there has been dialogue between the applicant and officers and changes to the original proposals has been made to the scale and bulk of the development, which make it acceptable in planning policy terms.

I've previously indicated that the economic benefits should be recognised as part of the overall planning balance, and with these changes feel this should now be supported.

RUISLIP, NORTHWOOD AND EASTCOTE LOCAL HISTORY SOCIETY:

The Ruislip, Northwood and Eastcote Local History Society does not have any major concerns that the proposed extension will be detrimental to this listed building or the Green Belt. We appreciate that the revised proposals are suggesting that the extension be reduced in height and length which will lessen its impact on the original building and site. We think that a barn type appearance for the extension is appropriate and will be in keeping with the other buildings. We would stress for historical reasons that it is very important that the name 'The Six Bells' is retained and is still prominently displayed. This building has been in use as a public house since the early 1800s, when it was built. It was seen as the centre of the community at Ruislip Common and it was regularly used for wood sales and the occasional inquest. There used to be an earlier beer house on the corner of Howletts Lane and Breakspear Road with the same name of 'The Six Bells' but when the present building was constructed the licence and sign was transferred there. It is therefore important that the name continues to survive having been part of our local history for several centuries. If the proposals are sympathetic and present no harm to this listed building we would prefer to have the building in use rather than stand empty and fall into neglect and disrepair.

INTERNAL CONSULTATION

PARTNERSHIPS AND BUSINESS ENGAGEMENT MANAGER:

The application to extend the previously approved extension is supported from an economic development perspective. The investment in the premises will sustain a resource for the local community and it is refreshing to see investment in a commercial concern that is not linked to residential development.

It is noted that the extension will accommodate 10 ensuite bedrooms that will be used to provide bed and breakfast accommodation.

The application is supported for a number of reasons. It serves to secure the future of an established and popular community facility. The applicant advises that this development is crucial to the future viability of the business and given the financial challenges the licenced premises faced it is difficult to argue with this view.

The days of public houses in locations such as the Six Bells surviving on 'locals' calling in for a couple of drinks are long gone. Public houses outside town centres have had to shift their focus to being family friendly establishments offering food and as with the Six Bells, party and function facilities.

The closure of public houses' which do not or can not adapt to changing economic circumstances is a very real concern. Real Estate advisers the Altus Group reported that already in 2020 (up to the middle of September) 315 pubs have closed. This follows on from 2019 when 473 pubs in England closed or were converted to other purposes. 2018 saw 914 pubs close.

It is noted that the proposal will create and secure ten full time and twenty part time jobs. At a time when unemployment is rising this is welcome news. Due to the hours the licenced sector operate and the fact that the proposal is to offer bed and breakfast, it is anticipated that the jobs on offer will by and large be taken by members of the immediate or local community. The creation of new employment in the licenced premises sector is at present very much against the current trend. At the end of September 2020 Fullers Brewery, one of the region's biggest owners of public houses announced that it was likely to make at least 10% of its staff in its chain redundant.

It is also worth noting that the contract for delivering the new development could potentially go to a local building contractor. Whilst this cannot be guaranteed, developments of this scale are likely to attract local firms to bid. They will have the advantage of already using mainly local employees and source materials through local supply chains.

PLANNING OFFICER COMMENT:

It should be noted that the proposal is for 8 no. guest rooms and not 10 no. ensuite bedrooms as referred to in the comments above.

CONSERVATION OFFICER:

1. Summary of comments: Objection

2. Historic Environment Designation (s)

- Grade II Listed Building - The Six Bells PH - NHLE: 1080240
- Ruislip Motte and Bailey Archaeological Priority Area (APA)

3. Assessment - Background/ Significance

The origin of The Six Bells public house (PH) is thought to date from the late 17th/ early 18th century however the site has benefitted from alterations over time. The building is originally of timber frame construction and externally finished in a painted brick to the front and side however the rear elevations remain as exposed red brick. It is a two-storey building with a cellar. The barrel drop can be seen along the pavement to the front of the building. There is a notable dentil detail below the half-hipped roof form, which is externally finished in plain clay tiles. Two tall chimney stacks bookend the original portion of the building along the south-east side elevation and one to the north-west side elevation. The front elevation is double fronted and symmetrical in appearance with a centrally positioned entrance door and a 19th century hood over the door with decorative barge boards. The former door comprised of a 3 panel door however this appears to have been altered to a modern 4 panel door. The replacement of the front door does not appear to be detailed as part of the consented works in 2018, therefore is likely to be unauthorised. The sash windows are positioned either side of the entrance door at ground and first floor. The ground floor sash windows are large, recessed openings with vertically sliding 10 over 10 multi-paned sash windows. The sash boxes are set behind the brickwork, a requirement following the 1774 Building Act. The first floor windows are proportionately smaller providing a sense of hierarchy to the building. The windows are of historic interest contributing to the building's significance. They can be a good indicator of the building's historic development overtime.

Evidence of historic structural movement can be seen by the existence of traditional wall tie patten plates particularly towards the southern end of the building.

The building has benefitted from a number of additions overtime, including a collection of 20th century single storey built forms to the rear comprising of the kitchens and toilets. The piecemeal nature of the rear additions somewhat detracts from the overall composition of the building. There is also a single storey addition to the north-west side elevation used as a dining area. This is subservient in character, externally finished in dark stained weatherboarding and a plain tiled roof to match the original property. It was not uncommon for traditional buildings to have a small number of ancillary structures within the associated site area, usually used as a store or to house animals. From looking at historic maps there were a couple of small ancillary structures to the north-east of the main building.

Originally the building was formed part of a small hamlet historically known as Cheapside. The hamlet of Cheapside formed part of a group of three hamlets on the edge of what was Common Wood outside the enclosed Park Wood in Ruislip, the other two were known as Cannons Bridge and Park Hearne. Collectively they were referred to as Ruislip Common, as we know it today. Documentary evidence references Cannons Bridge as the earliest hamlet within the area. It wasn't until a mid-16th century Terrier that the land near Cannons Bridge was referred to as Cheapside. However, in the late 17th century it became known as 'in the withies' and then later changed to Withy Lane during the Victorian era. Prior to The Six Bells the small hamlet was served by a public house known as 'The Black Potts' which was located to the west of the application site. The license to serve beer/alcohol at The Six Bells was ideal due to its proximity to the road along a historic route and was most likely to reason The Black Potts ceased to exist. It was part of the route from Rickmansworth to Ealing, via Ruislip (a notable manorial holding). This would have aided in its establishment as a public house, as a stop along this historic route as well as serving the community of the small hamlet. (Source: Ruislip, Northwood and Eastcote Local History Society, Journal 2004, Article 04/1 by Eileen M. Bowlt)

The heritage value of the Listed Building is duly recognised by its notable historic and architectural interest. It forms part of the history of the area and is a good example of a traditional building of its time. The strong communal value of the site is evident and contributes to the significance of the heritage asset. It must be duly noted, as defined in Annex 2: Glossary, National Planning Policy Framework (NPPF), June 2019 is, 'Significance derives not only from a heritage asset's physical presence but also from its setting.'

The setting of the heritage asset and impact of the proposed development has been assessed with reference to Historic England 2017 Good Practice Advice Planning Note 3 (GPAN3), The Setting of Heritage Assets.

The surroundings of a heritage asset contribute to how it is experienced, and the setting of a heritage asset can be influenced by a number of natural and/or human factors. Whilst the wider environment to the east and south of the site has changed, to the north and west it has remained undeveloped. This strongly contributes to the site's sense of openness and semi-rural environment, appropriately protected by the Greenbelt designation of the land. It is a key reminder of the once rural past of the area and small hamlets which established settlement in this location. The immediate experience of the Listed Building has somewhat been compromised by the existing rear additions and the large expanse of hard standing to the north. Nevertheless, the semi-rural environment, wider woodland backdrop and low-density of development neighbouring the site contributes to the building's setting. Whilst some additions are not entirely in keeping, the hierarchy of the site has been maintained. The 2018 approved structure to the rear is intended to remain subservient to the original building. These elements form part of the building's setting, positively contributing to its significance.

As briefly mentioned above, consent was granted in 2018 for a subservient extension to the rear of the building to allow for an increased dining provision for the business, enabling the repair of the building at that time. Whilst the historic portion of the building has been restored and is currently in use, the rear addition is yet to be constructed. As existing a large, enclosed timber pergola structure with a solid flat roof form has been erected on site providing a substantial area of covered seating. The structure has been enclosed with Perspex and extends up to Ducks Hill Road. This structure is located within the curtilage of the Listed Building and has a negative impact upon its setting. It does not benefit from planning permission or listed building consent.

4. Assessment - Impact

The principle of the proposed development would be the same as the previous scheme, refused in December 2020 (planning refs:14387/APP/2020/2775 and 14387/APP/2020/2776). In comparison to the refused scheme the number of bedrooms proposed has been reduced to 8. The built form itself has been reduced at the rear, the drawing annotation indicates 3m, in any instance this would need to be accurately checked on the submitted drawing. The building would be the same width as previously proposed, positioned in the same location and proximity to the listed building. The design concept would still adopt the barn-style approach.

In light of the above, the proposed development would still have a harmful impact on the setting of the listed building. The assessment below is not significantly different to comments provided in relation to the refused scheme.

The submitted existing and proposed floor plans fail to include the small single storey structure attached to the south-east side elevation of the listed building. This should be clearly included on the submitted drawings to ensure plans accurately depict the existing site situation.

Paragraph 1.7.1 within the submitted Heritage Impact Assessment refers to the building as 'at risk' however it is clearly evident the building has been restored alongside the recent erection of the large enclosed pergola structure, with the site in use as a bar and grill restaurant.

Whilst the principle of a structure in the proposed location on the site has been established in order to increase the dining capacity for the restaurant, the 2018 approved, barn-like structure would remain subservient to the listed building and at such time of approval a balanced judgement was made taking into account the condition of the listed building.

The proposed development, which would be notably larger than the approved structure, would negatively affect the setting of the Listed Building. The building would be bulkier in form exacerbated by its increased scale, bulk, footprint and height. It would have a greater dominant presence on the site and be highly visible from the street scene and within the site itself. The development would fail to respect the scale and setting of the original Listed Building. The lack of subservience would diminish any sense of hierarchy to the site. The Listed Building in itself is an important historic built asset recognised by its Grade II designation and strongly contributes to the historic settlement of the area. The existing and proposed additions to the building and site, cumulatively, would no longer be ancillary to the original building harming its significance and setting.

The 2-storey structure would fail to relate to the original, approved, design concept as an ancillary, subtle addition to the site, competing with the original listed building. The roof ridge height appears to match the listed building along the south east elevation however it appears to be slightly higher along the north west elevation. This may be due to variations to the ground levels however the development should remain entirely subordinate to the principal heritage asset.

As noted above whilst the design of the building appears to be somewhat influenced by a barn style structure, as proposed it fails to respect and truly embrace the architectural principles and qualities of a traditional agricultural barn. The barn structure would dominate the site as the larger built form drawing undue attention to it. The reference made in the supporting design and access statement and heritage statement shows a photograph of the Grade I listed medieval barn in Harmondsworth however incorrectly describes it as The Great Barn in Ruislip. In this instance a threshing barn would be an inappropriate design precedent. It would establish a farmstead character to the site. Historically the site has not operated as a typical historic farmstead, the concept of erecting a barn style building would deviate from the character and significance of the site as a public house, in turn failing to respect or preserve the setting of the Listed Building.

Historic timber framed barns are typically characterised by steeply pitched, tiled roof forms. The roof form tends to dominate the appearance of the building, in turn reducing the bulk of the structure, above the ground floor level. The proposed roof pitch would be shallow resulting in a higher eaves line and the timber clad elevations dominating the appearance of the building. Whilst the building may be reduced in length, the bulk and volume would essentially be relocated as part of the first-floor space.

The inclusion of multiple roof lights and windows to the gable ends of the proposed barn would result in a pastiche building. Furthermore, it is unclear why a window opening is required into what appears to be a storeroom, to the front of the building at first floor, further obscured by shelving internally. The submitted drawings do not include the detailed infrastructure that would be necessary for the proposed use, including soil vent pipes, mechanical ventilation, rainwater goods, fire safety measures etc. Such infrastructure poorly applied can diminish the overall design aesthetic. It is assumed the proposed lift would be a platform lift therefore not requiring an over run. The inclusion of a lift over-run as an 'add-on' feature would be inappropriate and an incongruous feature considering the slope of the roof.

The use of the roof space for 8 guest rooms would establish a permanent alternative new use on the site. There is no evidence before me indicating that the site or building was used primarily as a historic inn.

The argument that the development is required for the preservation of the Listed Building is unfounded and lacks evidence to justify the proposal. As existing the Listed Building has been restored and there is no evidence before me as to why the approved additional dining facility would not enable the continued care and maintenance of the building. Any development proposed as a means of supporting the care and repair of a listed building must be considered for the benefit of a heritage asset itself.

The submitted information fails to demonstrate the need for the specified 8 guest rooms and increase to the internal dining capacity, which appears to be laid out as an event space. It would need to be clearly demonstrated in any instance that the income generated from the proposed development would solely be used for the care and repair of the designated heritage asset. As submitted, it would fail to demonstrate that the proposal would be minimum necessary to secure the long-term future of the designated heritage asset. In any instance, if we were to consider this type of development, quantitative evidence would be required to justify the harm caused by the development and it would need to meet a number of tests.

To confirm the building was not formally included on Historic England's Heritage at Risk register. The 2018 approved scheme recognised that the building was in need of repair, with the additional dining capacity contributing to the future preservation of the building. The Listed Building's former 'state' is now irrelevant taking into account the condition of the building at present.

The proposal appears to be connected to the circumstances of the present time rather than the urgent need for repairs to the Listed Building to allow for its use. There is no indication on how permanent the current circumstances are. The permanent nature and negative impact of the proposed development must be materially considered.

The development would detract from the site's significance as a public house and would be considered a negative contributor to the setting of the heritage asset. The proposed development would result in significant permanent harm to the setting of the Listed Building. It would need to be noted that harm to the setting of a heritage asset is not limited to physical or visual impact. Other considerations including to how users interact with site and its history form part of the building's significance.

The proposed development would erode the setting of the Listed Building. Taking into consideration the paragraph 196 of the National Planning Policy Framework (2019) the

proposed development would result in less than substantial harm to the setting and significance of the listed building. In any instance under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 a statutory duty is placed upon the decision maker(s) to pay special attention to the preservation of the Listed Building and its setting. Paragraph 193 (NPPF, 2019) would also be relevant in this instance.

5. Conclusion: Objection - Harm to the setting of the Listed Building

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

DMHB 11 Design of New Development

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main planning issue relates to the impact of the proposed works on the character, appearance and setting of the Grade II Listed building. The following planning policies are considered relevant:

Policy 7.8 of the London Plan (March 2016) states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape.

Policy DMHB 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:

i) it sustains and enhances the significance of the heritage asset and puts them into viable

uses consistent with their conservation;

- ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;
- iii) it makes a positive contribution to the local character and distinctiveness of the area;
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

Policy DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

- A) Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.
- D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

In order to consider the impact of the proposed development, it is considered pertinent to quantify the previously approved development and compare it to the currently proposed development.

APPROVED SCHEME

Based on measurements taken from the plans submitted, the barn structure approved under permission references 14387/APP/2018/1383 and 14387/APP/2018/1385 approximately measured as follows:

- Length: 18.8m
- Width: 6.33m
- Height at the eaves: 2.92m
- Highest point: 7.04m
- Footprint: $6.33 \times 18.8 = 119.04\text{m}^2$
- Volume: $(2.92 \times 6.33 \times 18.8) + (4.12 \times 6.33 \times 18.8)/2 = 347.5 + 245.1 = 592.6\text{m}^3$

PROPOSED SCHEME

Based on measurements taken from the submitted plans, the proposed barn structure would measure as follows:

- Length: 20.33m
- Width: 9.01m
- Height at the eaves: 4m
- Highest point: 7.75m
- Footprint: $20.33 \times 9.01 = 183.17\text{m}^2$
- Volume: $(4 \times 9.01 \times 20.33) + (3.75 \times 9.01 \times 20.33)/2 = 732.69 + 343.45 = 1076.14\text{m}^3$

COMPARISON

Evidently, the proposed development would increase the footprint of the development by 64.13m² (equating to 53.87% increase) and would increase the volume of the development by 483.54m³ (equating to 81.57% increase).

In terms of the harm posed to the setting of the Grade II Listed Building, it is noted that paragraph 193 of the NPPF (February 2019) states that great weight should be given to the conservation of heritage assets. It is acknowledged that the height and length of the proposed development has been reduced when compared to the previously refused applications (references 14387/APP/2020/2775 and 14387/APP/2020/2776). Specifically, the harm to the setting of the Listed Building should be viewed in the context of the previously approved application which establishes merit for the development of the footprint adjoining the Public House.

As stated by the Council's Conservation Officer, the proposed development would negatively affect the setting of the Listed Building by virtue of its scale, footprint and height. It would have a dominant presence on the site and be highly visible from the street scene and within the site itself. Although the height has been reduced to match that of the existing Public House, the proposed building would not be considered ancillary to the main Listed Building and the infrastructure associated with the proposed use would further erode the setting of the Listed Building. Accordingly, the proposed development would harm the significance and setting of the heritage asset.

In this instance, the extent of harm is considered to be 'less than substantial', therefore requiring consideration of paragraph 196 of the National Planning Policy Framework (February 2019). This states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

It is noted that the development approved under application references 14387/APP/2018/1383 and 14387/APP/2018/1385 provided public benefit by restoring the Grade II Listed Building, reversing the harm caused to its significance, generating local employment, supporting the viability of the business, supporting the preservation of the heritage asset and providing a community hub.

Significantly, the Grade II Listed Building has already been restored and is operating as a public house. In this respect, the harm caused to the heritage asset has been reversed and is not applicable to the current situation. It is acknowledged, however, that the costs of such restoration do have a financial impact on what can be brought forward on-site in terms of further development. Although this is not a public benefit of the current application, it is inherently linked and is therefore afforded some weight in the consideration process.

Based on the HCA's Employment Density Guide 3rd Edition (November 2015), the proposed development would generate a range between 11 and 14 jobs. In comparison, the approved scheme would have generated between 6 and 8 jobs. The proposed development would therefore generate between 3 and 8 jobs more than the scheme previously permitted. It should be noted that the applicant states that the development would create 24 jobs and that the development would utilise local business for its delivery. Accordingly, the employment generation of the proposed development is considered to be a public benefit of the scheme, although this benefit can be applied to most forms of

development in some capacity and is only given limited weight.

It is acknowledged that the proposed development would support the viability of the business and would in turn support the preservation of the heritage asset. This consideration is undermined, to an extent, by the fact that the site has already been permitted a barn extension which would expand its capacity and support its viability. It is noted, however, that at least 315 public houses have closed in England in 2020 and follows the closure of 473 public houses in 2019 and 914 public houses in 2018. The closure of public houses which do not or cannot adapt to changing economic circumstances is therefore a very real concern.

In terms of the circumstances specific to the Six Bells Public House, it is highlighted that the Public House is only one of three public houses which provides such a use to the local community (based on a 800 metre radius survey of the site). It is worth noting that the site is also not located within a local centre or town centre and does not benefit from the support of such co-locations. This is considered to support the need to diversify the business in order to safeguard its long term viability.

It is agreed that public houses form important hubs for communities. Specifically, paragraph 92 of the NPPF (February 2019) states that planning decisions should plan positively for the provision and use of community facilities such as public houses to enhance the sustainability of communities and residential environments. This is also supported by Policy HC7 of the Publication London Plan (December 2020). In terms of the current application, it is important to factor in the significant public support for the proposed development, taking the form of a supporting petition with 30 signatories, as well as support from the Eastcote Conservation Panel, the Eastcote Residents Association and the Ruislip, Northwood and Eastcote Local History Society.

As addressed in the Full Planning application report, planning conditions will also be applied to secure further benefits from the proposed development if recommended for approval. This includes ecological benefits which are to be secured as part of an ecological enhancement scheme.

In accordance with paragraph 196 of the NPPF (February 2019), the 'less than substantial harm' posed to the setting of the heritage asset has been weighed against the public benefits of the proposal. In the context of Public Houses in England and more specifically the Six Bells Public House, the proposed development is considered to provide public benefits to outweigh the harm posed. Conditions are also proposed to safeguard the special architectural and historic interest of the listed building. On balance, the proposed development is accepted and is not considered contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016), Policy HC1 of the London Plan (December 2020) and the NPPF (February 2019).

6. RECOMMENDATION

APPROVAL subject to the following:

1 LB1 Time Limit (3 years) - Listed Building Consent

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 COM4 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 VSA20/11 - 006A, VSA20/11 - 007A, VSA20/11 - 008, VSA20/11 - 009, VSA20/11 - 010, VSA20/11 - 011 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (March 2016).

3 LB2 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 6 months of the works being completed.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

4 LB3 Works to building's interior

Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

5 LB9 Samples of materials

Prior to commencement of development, samples of all materials and finishes to be used for all external surfaces of the building, including the erection of a sample panel, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

6 NONSC Detailed Drawings

Prior to commencement of development, detailed drawings of the proposed infrastructure shall be submitted to and approved in writing by the Local Planning Authority. This shall include detail of the:

- (i) Soil vent pipes;
- (ii) Mechanical ventilation;
- (iii) Rainwater goods; and
- (iv) Fire safety measures.

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

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

7 LB10 Internal and External Finishes (Listed Buildings)

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 LB12 Hidden Features

Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention, proper recording, as required by the Council.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

INFORMATIVES

- 1 The decision to GRANT Listed Building Consent 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).

The decision to GRANT Listed Building Consent has been taken having regard to

2 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 Heritage Assets

DMHB 2 Listed Buildings

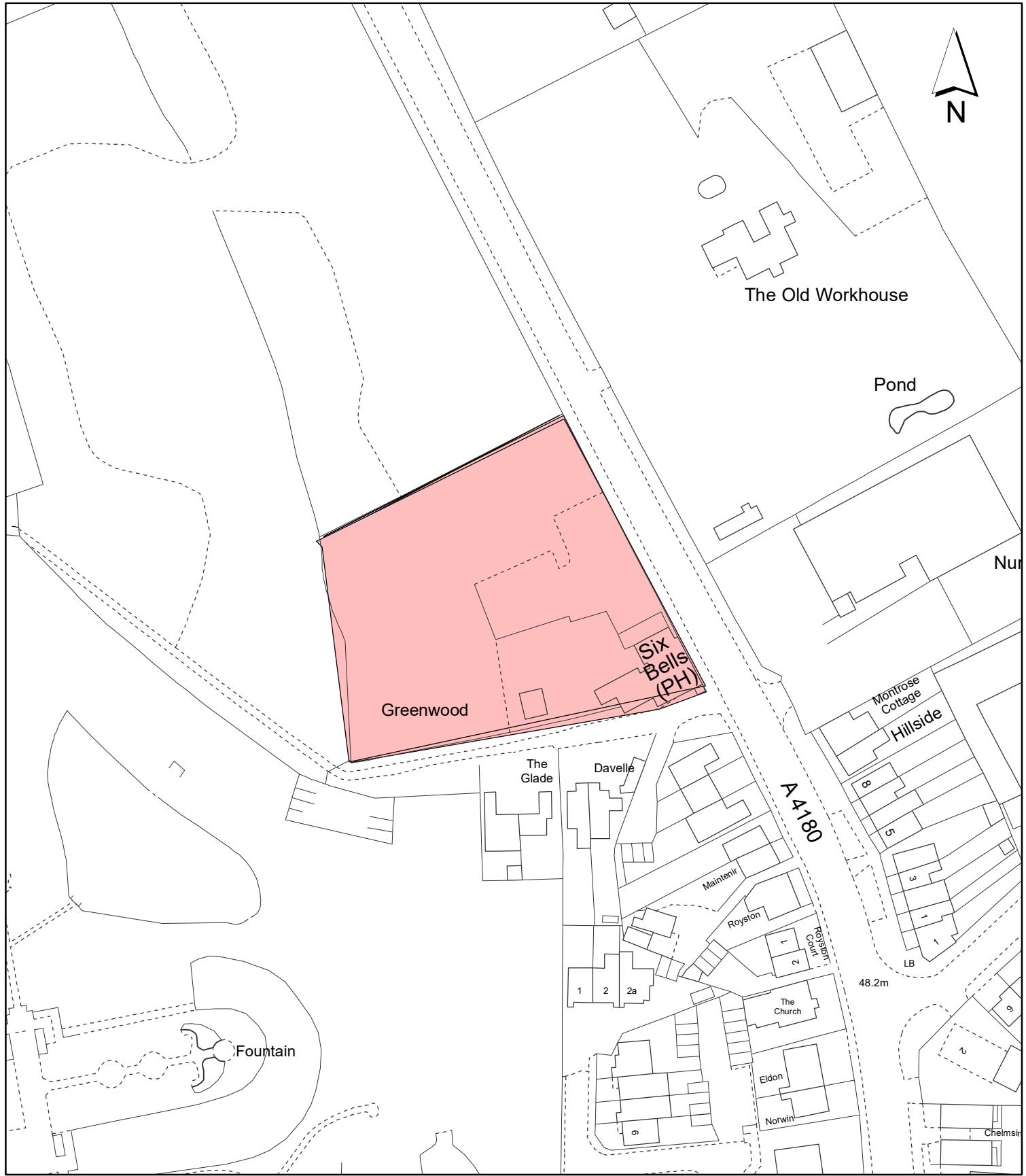
DMHB 1 Design of New Development

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 1 NPPF-16 2018 - Conserving & enhancing the historic environment

3 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 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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

4 All unauthorised timber structures within the confines of the site should be removed prior to the commencement of the development hereby approved.



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**THE SIX BELLS PH
DUCKS HILL ROAD
RUISLIP**

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

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

Planning Application Ref:

14387/APP/2020/4128

Scale:

1:1,250

Planning Committee:

North Page 105

Date:

February 2021



HILLINGDON
LONDON

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Agenda Item 10

Report of the Head of Planning, Transportation and Regeneration

Address: 188 BURY STREET RUISLIP

Development: Demolition of existing bungalow and erection of 4 x 4 bed dwelling houses with associated parking spaces and external works

LBH Ref Nos: 8697/APP/2020/3622

Drawing Nos:

- 03
- 04 Rev. B
- 05
- 02
- Design and Access Statement
- 001
- CIL Form
- Drainage Strategy
- Arboricultural Impact Assessment and Method Statement and Tree Protection Plan

Date Plans Received: 02/11/2020 **Date(s) of Amendment(s):**

Date Application Valid: 30/11/2020

1. SUMMARY

The current application seeks planning permission for the demolition of the existing bungalow and the erection of 4 x 4 bed two storey dwelling houses with roof space accommodation and associated parking spaces, amenity spaces and external works.

The dwellings would be detached and have a 2 metre separation gap between each dwelling. The first two dwellings would follow the established building line of 186 Bury Street. The remaining two dwellings would be set forward of this building line by approximately 4 m.

The proposed development is considered to accord with the criteria in Policy DMH 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). The redevelopment of the site is therefore considered to be acceptable and would provide the type of family dwellings that are most needed in the borough. The proposed design is considered appropriate within the site's context and the proposal would not have an adverse impact on the openness of the Green Belt, the amenity of neighbouring properties or the local highways network.

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 547/P 03, 547/P 04 Rev B and 547/P 05 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 - Strategic Policies (2012), the Hillingdon Local Plan Part 2 - Development Management Policies Part 2 (2020) and the London Plan (2016).

3 RES7 Materials (Submission)

No development 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.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

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

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

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

1. Details of Soft Landscaping (which must also include all land which is not part of a residential curtilage, including the green belt land).
 - 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
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that all parking spaces are served by electrical charging points, each dwelling should incorporate 1 'passive' and 1 'active' space)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years (which must also include all land which is not part of a residential curtilage, including the green belt land).
 - 4.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.

5. Schedule for Implementation

6. Other

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality 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 Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

5 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the Arboricultural Impact Assessment, Method Statement & Tree Protection Plan prepared by Trevor Heaps, dated October 2020 (ref TH 2550), 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 RES13 Obscure Glazing

The first floor windows in the south east flank elevations and north west flank elevations of the new dwellings 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).

7 RES14 Outbuildings, extensions and roof alterations

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 garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020)

8 RES15 Sustainable Water Management (changed from SUDS)

No superstructure works shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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 the development does not increase the risk of flooding in accordance with Policy DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2016) Policy 5.12.

9 NONSC Non Standard Condition

No superstructure works shall take place until a full and detailed Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority. The CLP will be a requirement given the constraints and sensitivities of the local residential road network in order to minimise/avoid potential detriment to the public realm.

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, and DMT 2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

10 RES24 Secured by Design

The dwelling(s) shall achieve '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). No dwelling shall be occupied until accreditation has been achieved.

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 ensure the development provides a safe and secure environment in accordance with policy DMHB 15 of the Local Plan Part 2 (2020) and London Plan (2015) Policies 7.1 and 7.3.

11 NONSC Non Standard Condition

Prior to 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.

12 NONSC Non Standard Condition

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.

REASON

To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8(c), is achieved and maintained.

13 NONSC Non Standard Condition

Notwithstanding the approved plans, prior to first occupation of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be erected prior to first occupation of the development in accordance with the approved details and shall be permanently maintained as such thereafter.

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, DMEI 6 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policies 5.11 and 5.17 of the London Plan (2016).

14 MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7

of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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.

DMEI 6	Development in Green Edge Locations
DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 6	Garden and Backland Development
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
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

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 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

6 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

7 I6 Property Rights/Rights of Light

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

8 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 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.

9 I70 LBH worked applicant in a positive & proactive (Granting)

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 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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

10 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. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a substantial single storey detached bungalow located on the north east side of Bury Street. The subject site is rectangular shaped plot with an area of approximately 2,900 sqm. The north western part of the site with an area of approximately 876 sqm is designated as Green Belt land. There are two existing vehicular crossovers on Bury Street, one giving access to the existing bungalow and the other at the north west end of the site giving access through and across the designated Green Belt around to a single storey outbuilding at the rear of the site. The site lies within a Critical

Drainage Area.

The neighbouring property at Hillingdon Athletic Club lies to the north and No. 186 Bury Street lies to the south. To the rear lies the public open space known as Ruislip Common. The area is characterised by a variety of property types and designs, with mainly detached properties in the immediate locality. Both adjacent properties are two storey dwellings.

3.2 Proposed Scheme

The current application seeks planning permission for the demolition of existing bungalow and erection of 4 x 4 bed dwelling houses with all associated parking spaces and external works.

3.3 Relevant Planning History

8697/PRC/2016/105 188 Bury Street Ruislip

Erection of a single building comprising 9 apartments involving the demolition of the existing house

Decision: 24-11-2016 OBJ

8697/PRC/2016/85 188 Bury Street Ruislip

Double storey rear and side extensions

Decision: 24-11-2016 OBJ

8697/PRC/2019/166 188 Bury Street Ruislip

Demolition of existing bungalow and construction of 3 x 2 storey, 5 bed detached dwellings

Decision: 04-11-2019 OBJ

8697/PRC/2020/64 188 Bury Street Ruislip

Demolition of existing bungalow and erection of 3 x 3 bed terrace houses and 1 x 4 bed detached house on adjacent land

Decision: 23-07-2020 OBJ

Comment on Relevant Planning History

A number of pre application requests but no other relevant planning history.

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. 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

Part 2 Policies:

DMEI 6	Development in Green Edge Locations
DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 6	Garden and Backland Development
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

7 neighbouring properties and the local residents association were consulted by letter dated 3/12/2020. The consultation period expires on 24/12/2020.

No local response.

Internal Consultees

Please refer to the relevant sections within the body of this report

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 118 of the NPPF expects planning decisions to give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. It promotes and supports the development of under-utilised land and buildings, especially if this would help to meet identified need.

Policy 3.3 of the London Plan (2016) expects Hillingdon to deliver a minimum of 559 new homes each year until 2025.

Policy H1 of the Local Plan: Part One (2012) requires the Council to exceed or meet its minimum strategic dwelling requirements, where this can be achieved, in compliance with other Local Plan policies.

The proposed development would result in a net gain of three dwellings (four dwellings in total). The site is not identified as a housing site in the adopted Site Allocations document. Where a site is not identified for development, it may still come forward through the planning application process where it will be tested in accordance with relevant national, London Plan and local policies.

The application site is not considered to be previously developed land and would technically be development on garden land and spreads beyond the footprint of the existing dwelling. Policy DMH 6 of the Local Plan Part 2 states that in exceptional cases a limited scale of backland development may be acceptable. This is subject to the neighbour impacts, access road details being acceptable, tree retention and the scale of development being more intimate than directly adjoining neighbours.

The parcel of land has a sprawling bungalow of no architectural merit. As such new dwellings would appear to fit into the existing settlement pattern rather than appearing as an incongruous addition to the existing settlement pattern. The area is characterised by large detached properties and the adjacent property is a two storey dwelling.

In effect given all of the above considerations the development of the land parcel would appear to be a logical redevelopment within the context of its surroundings, rather than an obvious backland/garden development proposal. Overall there are no objections in principle to the addition of residential development on the application site subject to compliance with the policies set out in the Development Plan.

Housing Mix

The Council's current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly 3 bedroom properties. Applicants proposing residential schemes are required to demonstrate that this need has been taken into account in line with Policy DMH 2 of the Local Plan: Part 2 (2020) and Policy H10 of the Intend to Publish Version of the London Plan (2020). The proposal seeks to provide 4 x 4 bed family sized homes for which there is a borough-wide requirement and as such, the proposed unit mix is considered acceptable.

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

Not relevant to this application

7.04 Airport safeguarding

Not relevant to this application

7.05 Impact on the green belt

Although part of the site, i.e. the northern part of the former extensive garden land of the existing dwelling, is situated within Green Belt, the area to be redeveloped does not encroach onto the Green Belt and is set away from the boundary of the Green Belt by in excess of 4 metres. This area of the site will be soft landscaped.

Given the existing built environment and its relationship with the boundary, it is considered on balance that there would be no adverse impact on the openness of the Green Belt. Where seen from within the adjoining Green Belt the buildings would be a continuation of the Bury Street properties. No Green Belt issues are therefore considered to be raised by 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: Part One - Strategic Policies (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) advises that all development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMEI 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) will not allow developments adjacent to or conspicuous from the Green Belt that would injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated and proposals should assimilate development into the surrounding area by the use of extensive peripheral landscaping to site boundaries.

It is noted that part of the site is designated as Green Belt however, no part of the proposal would be built on this area of land. Notwithstanding this, it should be noted that Policy DMEI 6 of the Hillingdon Local Plan (January 2020) Development in Green Edge Locations states

that new development adjacent to the Green Belt, Metropolitan Open Land, Green Chains, Sites of Importance for Nature Conservation, Nature Reserves, countryside, green spaces or the Blue Ribbon Network should incorporate proposals to assimilate development into the surrounding area by the use of extensive peripheral landscaping to site boundaries. That said, the boundary of the Green Belt that covers only approximately half the garden area of the site would appear to be a little incongruous.

The northern most proposed new dwelling would be set in by approximately 4.2 m from the Green Belt boundary and between 17 m and 18 m to the rear and the eastern boundary.

Policy DMH 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that A) The net loss of existing self-contained housing, including affordable housing, will be resisted unless the housing is replaced with at least equivalent residential floor space. B) The Council will grant planning permission for the subdivision of dwellings only if: i) car parking standards can be met within the curtilage of the site without being detrimental to the street scene; ii) all units are self contained with exclusive use of sanitary and kitchen facilities and provided with individual entrances and internal staircases to serve units above ground floor level; iii) adequate amenity space is provided for the benefit of residents; and iv) adequate living space standards are met.

Policy DMH 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. The Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

Policy DMH 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that there is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of back land development may be acceptable, subject to the following criteria: i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided; ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable; iii) development on back land sites must be more intimate in mass and scale and lower than frontage properties; and iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that: A) 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; 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 undesignated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity of adjacent properties and open space.

The proposal is for four detached two storey dwellings with rear dormers to accommodate

a fourth bedroom in the roofspace. The first two dwellings on the southern end of the site would follow the established front building line of the neighbouring property at 186 Bury Street. Dwellings Nos 3 and 4 would be set forward of this building line by 4 m. There would be separation distance of 2 metres between each dwelling and two car parking spaces are allocated to the front of each dwelling which would be accessed by a driveway using the existing vehicular crossover on the southern end of the site. The proposed dwellings would be set back between 21 m and 22 m from the boundary of the site with a frontage onto Bury Street.

The immediate locality of Bury Street is characterised by large detached and semi-detached dwellings and the proposed development is considered to respect the character and appearance of the existing built environment along Bury Street.

With regard to the criteria in Policy DMH 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), the proposed limited scale of development, including the re-development of the existing bungalow, is considered to: i) maintain neighbouring residential amenity and the privacy of existing homes and gardens and avoid unacceptable light spillage; ii) the proposed vehicular access and car parking will not have an unacceptable adverse impact on neighbours in terms of noise or light; iii) the proposed development will be more intimate in mass and scale than 186 Bury Street, to the south-east; and iv) features such as trees, shrubs and wildlife habitat are generally retained or re-provided.

The four dwellings are considered to be in keeping with the character of the street scene and the surrounding area. The new dwellings would benefit from adequate private amenity areas to the rear of the site with spacious frontages and on site car parking.

7.08 Impact on neighbours

Policy DMHB 11 B) of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to safeguard the amenities of neighbouring residents in terms of loss of light, loss of outlook, sense of dominance and loss of privacy.

The first of the four dwellings closest to the southern shared boundary would be set in from the shared side boundary with No. 186 Bury Street by approximately 1 m. Both dwelling Nos 1 and 2 would follow the established front building line. In addition, the proposed new dwelling (no. 1) would not extend beyond this neighbouring property's rear wall. A first floor window is proposed in the south facing flank elevation however, this would serve a landing area and could therefore be conditioned to be obscure glazed should planning permission be forthcoming. Consequently, it is considered that the proposal itself would not result in the loss of residential amenity to the neighbouring property at 186 Bury Road in terms of loss of light, loss of outlook and sense of dominance.

Dwellings 3 and 4 would be set forward of this building line by approximately 4 m however, dwelling No. 3 would not intersect the 45 degree line of site when measured from the nearest ground and first floor habitable room windows in the front elevation of dwelling No. 2. It is noted that to the rear dwelling No. 3 would also comply with the 45 degree line of sight.

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise 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. The standards require a 7 person 4 bed dwelling over three storeys should have a minimum internal floor area of 121 sq m. Submitted plans indicate that all the dwellings would be in excess of these standards and therefore would provide a satisfactory living environment for the future occupants in accordance with Policy 3.5 of the London Plan 2016.

The Technical Housing Standards - nationally described space standard requires that in order to provide a single bedroom it must have a floor area of at least 7.5m² and be 2.15m wide. A double or twin bedroom should have a floor area of at least 11.5m². Hillingdon's local variation stipulates 8m² and 12m² respectively. The proposed floor plans indicate that all the bedrooms would be in excess of these space standards.

Any proposal should ensure that all the proposed habitable rooms would have an adequate outlook and source of natural light, in compliance with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Paragraph 5.40 within the Local Plan: Part Two (2020) states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook. Single aspect dwellings should be avoided.

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).

Private Amenity Space

Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) stresses the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

Table 5.3: Private Outdoor Amenity Space Standards states that a dwelling house with 4 + bedrooms should be provided with a minimum of 100 sqm of private external amenity space. Each of the private amenity spaces provided meets or exceeds this. Therefore the proposal complies with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020).

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

Highways & Transportation commented as follows: -

Site Characteristics & Background

The site in Bury Street is located within a residential catchment just south of Breakspear Road (both designated as 'Classified' roads in the boroughs hierarchy of roads).

The immediate vicinity is encompassed by double yellow line waiting restrictions and in addition there are generous off-street parking facilities available for most of the surrounding residential properties in the area which further assists in reducing general on-street parking

demand. The public transport accessibility level (PTAL) rating (1b) is considered as poor thereby heightening ownership and use of private motor transport.

The proposal is for the demolition of the existing detached bungalow and the provision of 4 new four-bedroom detached properties. Each of the 4 units would be provided with 2 on-plot parking spaces. An existing vehicular access shared with No.186 is to be utilised to access the site with a new internal 'shared' roadway layout serving the 4 dwellings.

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 order to comply with the adopted parking standard, the maximum on-plot requirement demands up to 2 spaces for each unit. This level of provision is proposed hence the standard is met.

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. In this case, each dwelling should incorporate 1 'passive' and 1 'active' space. This aspect should be subject to a planning condition.

Cycling Provision

In terms of cycle parking there should be a provision of at least 2 secure and accessible spaces for each of the dwelling units in order to conform to the adopted minimum borough cycle parking standard. This requirement has been acknowledged by the applicant but is not depicted on-plan hence this detail should be secured via planning condition.

Access Arrangements for Vehicular and Pedestrian Usage

The principle of layout and design of the roadway and highway access should broadly conform to the Department for Transport's (DfT's) - Manual for Streets (MfS) (circa 2007) best practice for road and parking layouts as this would allow for vehicles using the site to enter and leave the site in a forward gear which is the recommended practice on highway safety grounds and appears achievable given the plot area.

An existing vehicular access shared with No.186 is to be utilised to access the site with a new internal 'shared' roadway layout serving the 4 dwellings. Given that Bury Street is a major heavily trafficked thoroughfare, the utilisation of an existing access point reduces the proliferation of additional crossings onto this roadway which is considered beneficial in highway safety terms and therefore welcomed. This approach would also avoid the loss of grass verge space on the public highway which is considered as a positive environmental benefit.

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 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.

Operational Refuse Requirements

Refuse collection would continue via Bury Street. No bin storage areas for the new units are depicted. On collection day, a site management regime should ensure that waste collection distances do not exceed 10m from the point of collection from the public highway in order to conform to accepted best practice. This can be achieved by either a formal planning condition or informal arrangement applied by the new occupier/s. It is considered that for this scale of development it is in the best interest of the occupier to place their refuse within the 10m distance parameter from the highway if they wish for their refuse to be collected. Such an informal arrangement is therefore highly likely to occur and is therefore considered acceptable in this particular case. 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

Design matters have been addressed in Paragraph 07.7 of this report.

Security

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. Where relevant, these should be included in the Design and Access Statement. Development will be required to comprise good design and create inclusive environments whilst improving safety and security by incorporating the following specific measures:

- i) providing entrances in visible, safe and accessible locations;
- ii) maximising natural surveillance;
- iii) ensuring adequate defensible space is provided;
- iv) providing clear delineations between public and private spaces; and
- v) providing appropriate lighting and CCTV.

A condition is attached requiring compliance with Secured by Design standards.

7.12 Disabled access

Policy 3.8(c) of the London Plan (March 2016) requires that ninety percent of new housing should meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings'.

Policy 7.2 of the London Plan (March 2016) states that new development should achieve

the highest standards of accessible and inclusive design to ensure that:

- a) development can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances and
- b) development is convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment.

The Access officer commented as follows: -

I have considered the detail of this planning application for four, 4 bed houses and deem there to be no accessibility issues raised by the proposal. However, any grant of planning permission should include the following conditions:

Prior to works commencing, 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.

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.

A condition is attached to ensure the details of step free access via the principal private entrance and compliance with Approved Document M to the Building Regulations (2010) 2015. Subject to such conditions, the proposal would accord with Policies 3.8 and 7.2 of the London Plan (March 2016).

7.13 Provision of affordable & special needs housing

Policy H2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that housing provision is expected to include a range of housing to meet the needs of all types of households and the Council will seek to maximise the delivery of affordable housing from all sites over the period of the Local Plan. For sites with a capacity of 10 or more units the Council will seek to ensure that the affordable housing mix reflects housing needs in the borough, particularly the need for larger family units. This is supported by Policy DMH 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

The proposal is for less than 10 residential units and does not meet the threshold in order to require affordable housing provision. As such, the proposal is not contrary to Policy H2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy DMH 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.14 Trees, Landscaping and Ecology

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) also requires that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should also enhance amenity, biodiversity and green infrastructure.

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

- A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
- B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

Trees & Landscaping commented as follows

This site is occupied by a detached chalet bungalow, with a detached garage, shed and swimming pool located within a spacious garden plot on the east side of Bury street.

The site makes a significant contribution to the leafy character and appearance of the area. The garden contains some 37 trees which are not protected by TPO or Conservation Area. The Bury Road boundary is defined by trees and hedges with a fine Horse chestnut and other trees within the highway verge.

Most of the trees within the site are located within the northern half of the site, which lies within the Green Belt.

The land to the east is a densely wooded National Nature Reserve, Ruislip Woods. The land across the road is an attractive public open space, known as Ruislip Common.

COMMENT: EXISTING TREES

A full tree report, by Trevor Heaps, dated October 2020, has been submitted. The report has identified 37 trees which are on, or close to the site. The condition and value of these trees is exceptionally high. 8 of the trees are category 'A'; T1, T5, T10, T17, T20, T21, T36 with 25 trees category 'B'. Only one hedge, H2, and two individual trees; T3 and T4, fall into the lower 'C' category.

The arboricultural impact assessment concludes that one 'B' grade tree, T26 magnolia, will be removed to facilitate the development.

There will be some incursion into the root protection area (RPA) of a small number of trees, however, any encroachment is within the tolerance advised by BS5837:2012. Full tree protection measures are specified, supported by an arboricultural method statement.

COMMENT: SITE LAYOUT

The site layout has been constrained within the southern end of the site and retains all of the trees on site which occupy the Green Belt / northern part of the plot, together with the valuable tree screen along the Bury Road frontage and other boundaries.

The proposed four detached houses will share a new access road located behind, and parallel with, the tree-lined Bury Road frontage.

The site layout includes space for private gardens and soft landscape enhancement.

RECOMMENDATION

No objection subject to strict adherence to the recommendations of the tree report and conditions RES 9 (parts 1,2,4,5 and 6) and RES 10.'

7.15 Sustainable waste management

The Highways & Transportation officer has assessed the waste management and considered it to be acceptable.

7.16 Renewable energy / Sustainability

Not relevant to this application

7.17 Flooding or Drainage Issues

The site is located in Flood Zone 1 and is within a Critical Drainage Area. It is not identified as at risk of surface water flooding. It is considered that a condition can be imposed to ensure suitable sustainable drainage methods and materials are used to help prevent additional surface water run off during high rain fall events.

7.18 Noise or Air Quality Issues

Not relevant to this application

7.19 Comments on Public Consultations

Comments raised have been addressed within the body of this report.

7.20 Planning Obligations

Due to the scale of development, planning obligations are not required.

COMMUNITY INFRASTRUCTURE LEVY

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 £60 per sq metre.

Initial calculation for the proposed development

Mayoral CIL = 410 x £60 = £24,600

Hillingdon CIL = 410 x £38,950 = £38,950

Total CIL payable = £63,550

7.21 Expediency of enforcement action

Not relevant to this application

7.22 Other Issues

No other issues identified.

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 application seeks full planning permission for the demolition of the existing single storey bungalow and the erection of 4 x 4 bed detached dwellings with amenity space, car parking, landscaping and associated works. The redevelopment of the site is considered to be acceptable and would provide the type of family dwellings that are most needed in the

borough. The proposed design is considered appropriate within the site's context and the proposal would not have an adverse impact on the openness of the Green Belt, the amenity of neighbouring properties or the local highways network.

On this basis, the proposal is recommended for approval.

11. Reference Documents

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

Hillingdon Local Plan: Part Two - Development Management Policies

The London Plan (2016)

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

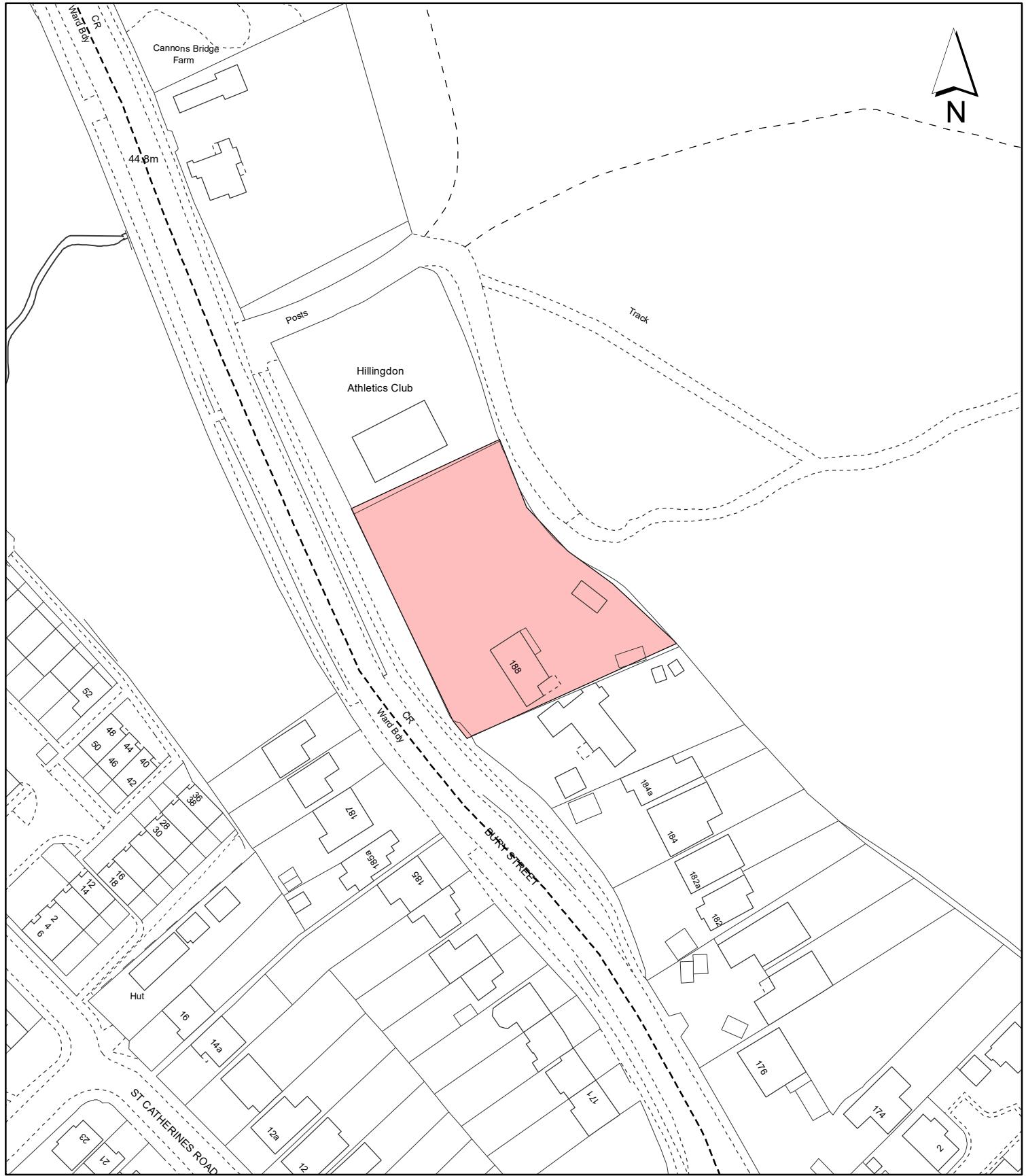
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)

Technical Housing Standards - Nationally Described Space Standard

National Planning Policy Framework

Contact Officer: Diane Verona

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**188 BURY STREET
RUISLIP**

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

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

Planning Application Ref:

8697/APP/2020/3622

Scale:

1:1,250

Planning Committee:

North Page 130

Date:

February 2021



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address	PYLON FARM NEWYEARS GREEN LANE HAREFIELD
Development:	Demolition of existing outbuildings and construction of single replacement outbuilding
LBH Ref Nos:	12579/APP/2020/2742
Drawing Nos:	Photographic Schedule, Rev. P0, dated 22/2/20 135 L 49 Rev. P1 (Proposed Section B B) 135 L 50 Rev. P0 (Proposed South Elevation) 135 L 37 Rev. P3 (Proposed Roof Plan) McDougall Architects Ltd Letter dated 27/8/20 135 L 01 Rev. P1 (Location Plan) 135 L 02 Rev. P1 (Existing Site Layout) 135 L 05 Rev. P2 (Existing Ground Floor Plan) 135 L 32 Rev. P1 (Proposed Site Layout) 135 L 35 Rev. P2 (Proposed Ground Floor Plan) 135 L 48 Rev. P1 (Proposed Section) Design & Access Statement, Rev. P1, dated 29/8/20 135 L 45 Rev. P1 (Proposed North Elevation) 135 L 06 Rev. P2 (Existing First Floor Plan) 135 L 07 Rev. P2 (Existing Roof Plan) 135 L 46 Rev. P1 (Proposed East Elevation) 135 L 47 Rev. P1 (Proposed West Elevation) Statement on Town Planning and Green Belt Matters, June 2020 Client Statement Arboricultural Report, July 2020 Bat Survey Report, June 2020

Date Plans Received: 01/09/2020 **Date(s) of Amendment(s):** 12/01/2021

Date Application Valid: 11/09/2020 29/08/2020

1. SUMMARY

The proposal is for the demolition of a small group of existing farm buildings and construction of a single replacement building that would continue to fulfill the same multiple functions in association with the maintenance of the farm and farm buildings, together with a proportion of domestic use within the farm yard area of Pylon Farm which forms part of the Green Belt.

A very similar application (12579/APP/2020/632 refers) was refused planning permission under delegated powers on 22/5/20 as it was considered that the application lacked detail in terms of the intended use of the building in relation to Green Belt policy, no survey had been undertaken to establish the presence or otherwise of a protected species, namely bats within the buildings and no arboricultural information had been submitted to allow the LPA to assess the impact of the proposal on trees on and adjoining the site.

The additional clarification and information has now been provided with this application and it is considered that all the reasons for refusal of the previous application have now been overcome. The application is recommended for approval, subject to the

recommended conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 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 COM4 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:-

135 L 32 Rev. P1 (Proposed Site Layout)
135 L 35 Rev. P2 (Proposed Ground Floor Plan)
135 L 37 Rev. P3 (Proposed Roof Plan)
135 L 45 Rev. P1 (Proposed North Elevation)
135 L 46 Rev. P1 (Proposed East Elevation)
135 L 47 Rev. P1 (Proposed West Elevation)
135 L 48 Rev. P1 (Proposed Section)
135 L 49 Rev. P1 (Proposed Section B B)
135 L 50 Rev. P0 (Proposed South Elevation)

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2016).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Ecological Enhancement / Safeguarding Measures to include installation of bird and bat boxes and light spillage mitigation [Bat Survey Report]
Tree Protection [Arboricultural Report]

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

REASON

To ensure that the development complies with the objectives of Policies DMHB 14 and DMEI 7 of the Hillingdon Local Plan, Part 2 (2020).

4 COM6 Levels

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

shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5 COM12 Use Within Same Use Class

The premises shall be used for agriculture, commercial storage in connection with the adjoining converted farm buildings and ancillary residential storage and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.

REASON

In order to accord with the terms of the application and to protect the openness of the Green Belt from increased activity generated by further uses / subdivision of the building, in accordance with Policy DMEI 4 of the Hillingdon Local Plan Part 2 (2020).

6 COM7 Materials (Submission)

No development 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.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

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

7 COM9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Car Parking Layouts

2.c Hard Surfacing Materials

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 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

8 NONSC Sustainable Water Management Condition

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site to a greenfield run off rate which does not exceed 1.4l/s and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and Policies 5.13 and 5.15 of the London Plan (2016).

9 COM29 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

REASON

To protect the ecological value of the area in accordance with Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

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.

NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
LPP 5.13	(2016) Sustainable drainage
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.13	(2016) Parking
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
DMHB 1	Heritage Assets
DMHB 2	Listed Buildings
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 7	Biodiversity Protection and Enhancement
DMEI 10	Water Management, Efficiency and Quality
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking

3 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

4 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and

Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

5 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

6 I4 Neighbourly Consideration - include on all residential exts

You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

7 I43 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

8 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.

9 I6 Property Rights/Rights of Light

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

10 I70 LBH worked applicant in a positive & proactive (Granting)

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 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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

11 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. CONSIDERATIONS

3.1 Site and Locality

The 0.15 ha application site is located on the south side of New Years Green Lane, approximately 500m to the west of its junction with Breakspear Road South and forms part of Pylon Farm. The application site is occupied by a small group of farm buildings set back from the south side of New Years Green Lane, with the farmhouse located immediately to the east, separated from the application site by a farmyard.

The main farm building on the application site has a fairly traditional appearance, with wooded weatherboarding and an asbestos sheet ridge roof which provides ancillary agricultural / commercial and residential storage space and a brick outbuilding in front and a static caravan sited to the side of the main building, mainly in use as office space. The

buildings are in a poor state of repair. Retained barns, yards and associated structures on the adjacent site (within the blue line of the application) form part of the operational land used by West London Composting.

The site forms part of the Green Belt. The wider landscape tends to slope down towards the south-west. There are five residential properties in the vicinity on the other side of New Years Green Lane, one of which, St Leonard's Farmhouse is Grade II Listed. The farm house at Pylon Farm is also in residential use and is owned by the applicant.

The wider area has seen significant change over recent years which has altered the local character. The West London Composting operational facility is located to the east and shares a boundary with Pylon Farm and there is also an open compost maturation site on the northern side of New Years Green Lane. The Council's Civic Amenity site as well as BFA, which operates a large metal recycling plant, are located further along New Years Green Lane to the west. Country Compost Ltd, at Crows Nest Farm is also located to the west of the site which has light industrial/commercial uses on site as well as a compost business. Beyond these commercial / waste sites is open countryside, with arable fields and fragments of woodland.

This part of the Green Belt also forms part of the Colne Valley Regional Park.

3.2 Proposed Scheme

The proposal is for the demolition of a small group of existing farm buildings and construction of a single replacement building that would continue to fulfill the same multiple functions in association with the maintenance of the farm and farm buildings, together with a proportion of domestic use.

The proposed barn would occupy a similar siting to the demolished buildings and would be 27.22m long by 15.20m wide and would have a pitched roof, perpendicular to New Years Green Lane which due to the sloping ground levels, at its maximum height on the north elevation would have a ridge height of 7.87m and an eaves height of 4.21m.

Vehicular access into the building would be provided through roller shutter doors in the middle of the front (north) elevation with pedestrian access provided through double doors within the middle of each side elevation. The building would contain two sets of windows equally spaced either side of the side doors with 5 rooflights above the windows and door on each side elevation. The building would have an insulated timber structure above a cavity brickwork plinth, with full height brickwork piers to form bays. The walls would mainly be covered with insulated black painted horizontal timber planks and the roof would comprise concrete tiles. The proposed site plan shows the hardstanding around the building being re-surfaced with tarmac and extended to the front and to the west of the site.

The documentation submitted with the application advises that the Pylon Farm estate comprises 3 elements, namely:-

1. The farm house and yard, together with the group of outbuildings facing onto the farm yard;
2. The separate group of structures, known as Pond Farm. This is a commercial property estate adjacent to Pylon Farm that provides serviced business space for small businesses and
3. 25 acres of arable land surrounding the farm buildings.

The existing buildings facilitate storage for a wide range of goods and equipment associated with the maintenance of Pylon Farm and Pond Farm premises, together with workspace for the same purpose. The buildings also provide storage space for a wide range of equipment required for field maintenance and hay collection and associated office space and document storage. In addition, the outbuildings also provide a limited range of residential purposes such as firewood storage for use within Pylon Farmhouse, storage of old furniture and a small home gym.

The documentation advises that the proposal is for continued storage of a variety of goods and equipment, together with a small workshop and administrative space to facilitate the continued operation of the applicant's business. Also proposed is a small w.c., shower and changing area, along with a tea point that will allow the applicant to change from muddy and wet work clothes and allow ease of use of administration space without need to enter the house. In addition, the building will allow 2 cars to be securely parked and enable a 4 post car lift to be installed to service and maintain business vehicles as well as a track racing car which is a hobby of the applicant.

3.3 Relevant Planning History

Comment on Relevant Planning History

The most relevant planning history is an almost identical application for the demolition of existing farm buildings and construction of a replacement building which was refused on 22/5/20 (12579/APP/2020/632 refers) for the following reasons:-

The application fails to demonstrate that the proposed agricultural building is reasonably required in terms of the continued functioning of an agricultural unit. The proposal therefore fails to provide sufficient justification for the proposal in terms of NPPF (February 2019), Policy 7.16 of the London Plan (March 2016) and Policy DMEI 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

The proposal involves the demolition of an existing building whose design and siting make it suitable for bats. In the absence of any ecological surveys to establish the presence or otherwise of protected species on site, the proposal fails to demonstrate that there would be no detrimental impact on protected species, contrary to the NPPF (February 2019), Policy 7.19 of the London Plan (March 2016) and Policy DMEI 7 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

In the absence of any Tree Survey and Arboricultural Implication Assessment to BS5837:2012 standards and existing and proposed land level information, the Local Planning Authority was unable to fully assess the likely impact of the proposal, including the extension of hardstanding areas, on nearby trees and their root protection areas. As such, the proposal fails to demonstrate that the development would not have a detrimental impact on the retention and longevity of surrounding trees. The proposal is thus contrary to Policy 7.21 of the London Plan (March 2016) and Policies DMHB 14 and DMEI 7 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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.HE1 (2012) Heritage
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation

Part 2 Policies:

- NPPF- 13 NPPF-13 2018 - Protecting Green Belt land
- NPPF- 15 NPPF-15 2018 - Conserving and enhancing the natural environment
- NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment
- LPP 5.13 (2016) Sustainable drainage
- LPP 6.3 (2016) Assessing effects of development on transport capacity
- LPP 6.9 (2016) Cycling
- LPP 6.13 (2016) Parking
- LPP 7.8 (2016) Heritage assets and archaeology
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- LPP 7.21 (2016) Trees and woodlands
- DMHB 1 Heritage Assets
- DMHB 2 Listed Buildings
- DMHB 11 Design of New Development
- DMHB 14 Trees and Landscaping
- DMEI 4 Development on the Green Belt or Metropolitan Open Land
- DMEI 7 Biodiversity Protection and Enhancement
- DMEI 10 Water Management, Efficiency and Quality
- DMT 1 Managing Transport Impacts
- DMT 2 Highways Impacts
- DMT 6 Vehicle Parking

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 2nd November 2020

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 surrounding occupiers have been consulted on this application, together with the Harefield Tenant

and Residents' Association and a site notice was displayed outside the site on 8/10/20, with the last date for consultation responses being 29/10/20. 1 objection response from a neighbouring occupier has been received, raising the following concerns:-

- (i) The proposed building will have an excessively higher ridge than the current buildings and with a much larger footprint. This proposed ridge level will exceed the current tree levels and will ruin the green belt views.
- (ii) The applicant has more than a dozen other barns to use for proposed storage of vehicles and currently uses outside contractors to make hay as per the last 10 plus years.
- (iii) The current barns are very much in keeping with all of the surrounding buildings in the area and requires more remedial than demolition work. This remedial work would still yield a very useable barn without changing the landscape.

Herts and Middlesex Wildlife Trust:

No response.

Internal Consultees

Planning Policy Officer:

Development Plan

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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.

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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.

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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.

Designations

- Colne Valley Regional Park
- Green Belt

Principle of Development

The proposed development involves the demolition of the existing farm building and the erection of a replacement agricultural building (barn). The site lies within the Green Belt and the Colne Valley Regional Park area.

Green Belt

Policy EM2 of the Local Plan: Part One (November 2012) notes that any proposals for development in the Green Belt will be assessed against national and London Plan policies, including the very special circumstances test.

The National Planning Policy Framework (NPPF) attaches great importance to the Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. The NPPF states that once Green Belt boundaries have been defined and local planning authorities are required to positively enhance the beneficial use of the Green Belt. Paragraph 144 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

Paragraph 145 of the NPPF (2019) notes a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless it meets one of the exceptions. Exceptions relevant to this development are:

- Part a) of paragraph 145 which states that buildings for agriculture and forestry are not inappropriate; and
- Part c) of paragraph 145 which states that the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building are not inappropriate; and

- Part d) of paragraph 145 which states that the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces is not inappropriate.

Policy DMEI 4 of the Local Plan: Part Two (2020) notes inappropriate development in the Green Belt will not be permitted unless there are very exceptional circumstances. Extensions and redevelopment of sites will also only be permitted where this would not have a greater impact on the openness of the Green Belt as well as the purposes of including land within it, than the existing development, having regard to:

- the height and bulk of the existing building on site,
- the proportion of the site that is already developed,
- the footprint, distribution and character of the existing buildings on site,
- the relationship of the proposal with any development on the site that is to be retained; and
- the visual amenity and character of the Green Belt.

The proposed replacement building appears to have a slightly larger footprint and is taller than the current building. The proposed scheme should be assessed against the above policies and the criteria in Policy DMEI 4 in assessing its impact on the Green Belt.

Tress and Landscape Officer:

This site is occupied by a complex of farm buildings set back from the south side of New Years Green Lane. Retained barns, yards and associated structures on the adjacent site (within the blue line of the application) form part of the operational land used by West London Composting. The site lies within the Green Belt which seeks to retain the openness of the landscape and prevent urban sprawl. There are existing trees along the north, east and west boundaries which provide some degree of visual screening. - There are no TPO's or Conservation Area designations affecting the site.

Comment

This application was preceded by application ref. 2020/632, which was refused. The current scheme is similar to that previously submitted, however, additional supporting information has been provided, including a tree report by DPA, dated July 2020. The report has identified and assessed 7 individual trees and a hedge, H8 on the schedule. There are no 'A' grade trees. Two trees are category 'B': T1 a Lombardy poplar and T4, a Black poplar. The remaining trees are lower value, 'C' grade. The report confirms that T6 magnolia and T7 an apple tree will be removed to facilitate the development. These are small, low value trees, of no particular merit. Their removal is acceptable. All other planting around the site perimeter will be protected and retained. The report provide tree protection details and an arboricultural method statement. Furthermore, arboricultural supervision / monitoring has been specified to ensure that the protection measures are strictly adhered to. The proposed single large barn will replace a collection of smaller structures. The ridge height of the new barn will be just under 1 metre higher than the tallest structure to be demolished and 600mm above the height of the nearest retained farm building. According to the D&AS, the only proposed landscape will be a concrete apron of hardstanding around the barn to provide access. No landscape enhancement has been proposed. Tree planting within the grass verge is required to mitigate the tree loss and the scale of the new building and extensive area of hardstanding.

Landscape Related Policies

Relevant landscape planning policies include: DMEI 4 Green Belt DMHB 11 New development DMHB 14 Trees and landscape

Recommendation

If the proposal is deemed to be acceptable in the Green Belt, there is no objection subject to conditions COM9 (parts 1, 2, 4 and 5).

Highways Engineer:

Site Characteristics & background

The address is designated as Green Belt land and New Years Green Lane is bounded by Harvil Road and Breakspear Road South which are both designated as a 'Classified' in Hillingdon's road hierarchy.

The site is a developed Brownfield site formally used for equestrian and agricultural and waste disposal purposes. It is now predominantly used for Hay cutting purposes and storage.

The proposal is for a replacement agricultural building of slightly larger scale (388-405m² gross external area) which is aimed to consolidate farm operations.

The application site is divided into two parts which share the same vehicular access/egress located midway through New Years Green Lane which is established and is to remain unaltered.

Appraisal

As there are no envisaged implications related to the aspect of highway consequences whether internal or external to the site envelope, the proposal is therefore considered acceptable on highway and transport grounds.

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. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site forms part of the Green Belt.

Paragraph 133 of the NPPF (2019) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. The NPPF states that once Green Belt boundaries have been defined, local planning authorities are required to positively enhance the beneficial use of the Green Belt. Paragraph 144 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

Paragraph 145 of the NPPF notes a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless it meets one of the exceptions. Exceptions relevant to this development are:

- Part a) of paragraph 145 which states that buildings for agriculture and forestry are not inappropriate; and
- Part c) of paragraph 145 which states that the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building are not inappropriate; and
- Part d) of paragraph 145 which states that the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces is not inappropriate.

In terms of the use, the proposal would continue the use made of the existing outbuildings, namely for the storage and maintenance of goods and equipment associated with agriculture on the surrounding arable fields and to service and maintain the former farm buildings that are now in commercial use. The small scale, residential use would also continue, including firewood and old furniture storage and small gym. Therefore the use would essentially remain the same.

Policy DMEI 4 of the Local Plan: Part Two (2020) notes inappropriate development in the Green Belt will not be permitted unless there are very exceptional circumstances. Extensions and redevelopment of sites will also only be permitted where this would not have a greater impact on the openness of the Green Belt as well as the purposes of including land within it, than the existing development, having regard to:

- the height and bulk of the existing building on site,
- the proportion of the site that is already developed,
- the footprint, distribution and character of the existing buildings on site,
- the relationship of the proposal with any development on the site that is to be retained; and
- the visual amenity and character of the Green Belt.

The proposed building would have a very similar siting to the existing outbuildings, albeit the footprint would be squared-off with a regular rectangular shape. In terms of the floor space, the existing outbuildings have an overall ground floor area of 325sqm with 63sqm provided on the first floor of the main building to give a total of 388sqm. This compares to the proposed building which would provide a total of 405sqm on the ground floor, with no first floor proposed. As regards height, the proposed building would have a maximum eaves height of 4.21m and ridge height of 7.87m, approximately 1m and 1.2m taller than the maximum eaves and ridge heights respectively of the outbuildings it would replace. This compares with other retained outbuildings on site which have a comparable eaves height, although the ridge height would be approximately 0.8m higher.

The proposed outbuilding would therefore have a slightly larger footprint and be marginally taller than the current outbuildings it would replace. However, the building would still be set back from the road and this site is fairly well screened from the road by mature trees that only permit restricted views of the site. The site is also adjoined by built development and commercial and waste sites so that it is somewhat remote from the open countryside. The proposal would also replace outbuildings that are in a poor state of repair, including a static caravan. It is therefore concluded that replacement building is not materially larger than the outbuildings it would replace and that on balance, it would not have a material adverse impact on the openness of the Green Belt as compared to the current situation.

The proposal is considered to comply with the NPPF and accord with the criteria of Policy DMEI 4 of the Local Plan: Part Two (2020).

7.02 Density of the proposed development

Not applicable to this application.

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

The application site does not form part of nor is it located close to a Conservation Area or Arae of Special Local Character. The proposal would also replace the existing building so that any archaeological interest is unlikely to be disturbed.

The site does lie opposite St Leonard's Farmhouse, a Grade II Listed Building which originally dates from the 16th century however was re-fronted in the 19th century and is a

traditionally constructed timber framed building defined by its red brick exterior and plain clay tiled gable roof.

On the previous application (12579/APP/2020/632), the Council's Conservation / Urban Design Officer advised that the original setting of the farmhouse was rural in character, with a few farm buildings and open farmland around. Whilst this character has somewhat been compromised by the activities and use of land around the heritage asset, the lane like character of New Years Green Lane and remaining open environment positively contributes to the building setting and significance but in terms of the impact of the proposal on the setting of the Listed Building, such harm is likely to be limited due to the nature of the proposed building, which would relate to the agricultural environment.

As such, the officer concluded that there would be negligible harm to the setting of the listed building and no objections were raised on this basis.

7.04 Airport safeguarding

No airport safeguarding issues are raised by this application.

7.05 Impact on the green belt

The proposed replacement farm building would occupy a very similar siting as the outbuildings it would replace. As a result of the squaring-off of the existing footprint of the outbuildings and 1.2m increase in the ridge height to 7.87m, the bulk of the building would increase, mainly within the roof mass. With the increase in the length of the roof ridge, the bulk of the building would also extend towards the road frontage and towards the western boundary of the site, albeit the building's footprint would not materially extend beyond the built envelope formed by the existing outbuildings, whilst the separation distance to the farmhouse from the main elevation of the building would generally increase by approximately 1.5m, with an increase in the main width of the farmyard.

The limited increase in the ridge height of the building would not materially impact the openness of this part of the Green Belt, given the built context on site and the recessive nature of the ridged roof. Along the bulk of the building would extend towards the road frontage, the building would still be set back a similar distance as compared to the existing outbuildings and the road frontage and the eastern and western boundaries are marked by a mature trees which will assist in the screening of the building from wider views from the road and surrounding Green Belt. A landscaping condition will also ensure that additional trees are planted to further reduce the its impact.

The existing outbuildings on site are also in a poor state of repair and include a static caravan and an asbestos sheet roof to the main outbuilding. The proposal, which comprises timber boarded clad ding and a tiled roof, will improve the appearance of the site and its use, including the storage of farm and hay collection equipment, will assist in the maintenance and upkeep of the surrounding Green Belt.

As such, it is considered that the scheme is acceptable in terms of its overall impact of the openness of the Green Belt, in accordance with Policy DMEI 4 of the Local Plan: Part Two (2020).

7.07 Impact on the character & appearance of the area

Policy DMHB 11 requires all development to be designed to the highest standards and incorporate principles of good design, including harmonising with the local context; use of high quality building materials and finishes; internal design and layout maximises sustainability and is adaptable; protects features of positive value and their settings and includes landscaping and tree planting. Proposals should also not impact upon the

amenity, daylight and sunlight of adjoining properties and open space, development does not prejudice the development of adjoining sites and appropriate provision is made for the storage of waste and recycling.

Policy DMHB 12 re-iterates Policy 11 by stating that development should be well integrated with the surrounding area and be accessible by improving legibility and promote routes and wayfinding between the development and local amenities; public realm design takes account of the established townscape character and quality of the surrounding area; includes landscaping that is suitable for the area; makes provision for the safe and direct movement of pedestrians and cyclists; incorporates appropriate and robust hard landscaping; incorporates public art where appropriate and incorporates inclusive design. Public realm improvements will also be sought from developments close to transport interchanges and community facilities.

The proposal would replace existing buildings with a single building that would have a similar overall size and siting. The proposed building would have a ridge height approximately 1m higher than the tallest structure to be demolished and 600mm above the height of the nearest retained farm building so that it would appear marginally more dominant but the building would be set back some distance from the road and this road frontage is marked by mature vegetation and trees so that its impact on the street scene would not be readily discernible.

The design of the building, although it introduces some features that would have more of a domestic character such as the window openings and rooflights, would with its simple design and materials, such as the black painted timber cladding retain sufficient agricultural character so as to sit comfortably within its rural setting.

It is also noted that the Council's Conservation/Urban Design Officer did not raise any objections to the loss of the existing buildings or overall design of the proposal on the previous proposal.

7.08 Impact on neighbours

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

With the exception of the farm house at Pylon Farm which is in the applicant's ownership, the nearest adjoining residential properties to the application site are located diagonally on the opposite side of Newyears Green Lane where they would not be unduly affected by the proposal.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Highway Engineer has reviewed the application and advises that the proposal is for a replacement agricultural building of slightly larger scale (with an uplift from 388m² to 405m² gross external area) which is aimed to consolidate farm operations. The application site is divided into two parts which share the same vehicular access/egress located midway through New Years Green Lane which is established and is to remain unaltered. As there are no envisaged implications related to the aspect of highway consequences whether internal or external to the site envelope, the proposal is therefore considered acceptable on highway and transport grounds.

The Engineer concludes that 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

Relevant planning issues are discussed within the relevant sections of this report.

7.12 Disabled access

No accessibility issues are raised by this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Trees and Landscaping

Policy 7.21 of the London Plan (2016) and Policy G7 of the Publication London Plan (2020) state that development proposals, wherever possible, should retain existing trees of value, replace any tree loss and should include the planting of additional trees.

Policy DMHB 11 of Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development proposals to include the principles of good design, including need to consider local topography and views both from and into the site and landscaping and tree planting is required to protect and enhance amenity, biodiversity and green infrastructure. Policy DMHB 14 of the Part Two Local Plan requires development to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit; provide a landscape scheme that includes hard and soft landscaping appropriate to the area that enhances biodiversity and amenity; living walls and roofs are considered where ground floor space is limited and accurate tree surveys are provided where the proposals affect trees.

The Council's Trees and Landscape Officer has reviewed the proposal and advises that the site is occupied by a complex of farm buildings set back from the the south side of New Years Green Lane. Retained barns, yards and associated structures on the adjacent site (within the blue line of the application) form part of the operational land used by West London Composting. There are existing trees along the north, east and west boundaries which provide some degree of visual screening, although there are no TPO's or Conservation Area designations affecting the site.

The officer states that this application was preceded by application ref. 12579/APP/2020/632, which was refused. The current scheme is similar to that previously submitted, however, additional supporting information has been provided, including a tree report by DPA, dated July 2020. The report has identified and assessed 7 individual trees and a hedge, H8 on the schedule. There are no 'A' grade trees. Two trees are category 'B': T1 a Lombardy poplar and T4, a Black poplar. The remaining trees are lower value, 'C' grade. The report confirms that T6 magnolia and T7 an apple tree will be removed to facilitate the development. These are small, low value trees, of no particular merit and their removal is acceptable. All other planting around the site perimeter will be protected and retained. The report provides tree protection details and an arboricultural method statement. Furthermore, arboricultural supervision / monitoring has been specified to ensure that the protection measures are strictly adhered to. The proposed single large barn will replace a collection of smaller structures. The ridge height of the new barn will be just under 1 metre higher than the tallest structure to be demolished and 600mm above the height of the nearest retained farm building. According to the D&AS, the only proposed

landscape will be a concrete apron of hardstanding around the barn to provide access. No landscape enhancement has been proposed. Tree planting within the grass verge is required to mitigate the tree loss and the scale of the new building and extensive area of hardstanding.

The Landscape Officer's suggested landscaping scheme condition forms part of this report's recommendation.

- Ecology

Policy DMEI 7 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect biodiversity and advises that if development is proposed on or near a site considered to contain features of ecological value, applications must submit appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects.

In the officer's report on the previous application, it was acknowledged that the buildings on site, including features such as weatherboarding and accessible loft space do provide potential for roosting bats, all species of which are European Protected Species under the Conservation of Habitats and Species Regulations 2017, particularly given that the site is also situated in close proximity to very high value feeding habitat and there are records of bats being present in the vicinity. The previous application was refused, in part due to the lack of any ecological surveys.

This application is supported by a Bat Survey Report, prepared by Ecology by Design. A preliminary roost assessment was carried out on the buildings on site in May 2020, a desk top study undertaken and a further roost survey, including an emergence survey using electronic bat detectors was undertaken on 3/6/20. Although the main building was assessed as having low potential to support roosting bats and very old bat droppings were found on the floor, no bats emerged from or entered the building during the emergence survey, although three species of bats, categorised as being common within England (common pipistrelle, soprano pipistrelle and noctule) were recorded foraging to the north of the site and along the hedgerow to the west of the site. The report does advise that for the survey findings to remain valid, building works should be undertaken within two years. The report concludes with its recommendations and suggested enhancements for the site, including the need to safeguard nesting birds (active swallow nests were found within the barn at the time of the survey); the need for sensitive use of artificial light and site enhancements including a bat box to be installed on the new building or on a mature tree on site and a bird box on the building.

These recommendations and enhancements are included with the supporting documentation condition. On this basis, the application is considered to accord with Policy DMEI 7 of the Local Plan.

7.15 Sustainable waste management

This proposal would not alter existing waste collection arrangements at the site.

7.16 Renewable energy / Sustainability

This is a minor application and energy efficiency measures would be dealt with under the Building Regulations.

7.17 Flooding or Drainage Issues

The site is in Flood Zone 1 and less than 1 hectare in area and as such, a Flood Risk

Assessment (FRA) is not required for this proposal. Policy DMEI 10 of the Local Plan, Part 2 does require all development proposals to make adequate provision for surface water run-off and water use efficiency and a Sustainable Water Management condition forms part of the officer's recommendation.

7.18 Noise or Air Quality Issues

The application site is not located within Hillingdon's Air Quality Management Area and does not form part of an Air Quality Focus Area. The application proposes to continue the use of the outbuildings proposed to be demolished and the replacement building would not result in any significant increase in the amount of floor space. As such, the proposal would not result in any adverse impacts on noise generation or adverse impacts on air quality so that the scheme complies with Policies 7.14 and 7.15 of the London Plan (March 2016) and Policy DMEI 14 of the Hillingdon local Plan: Part Two - Development Management Policies (January 2020).

7.19 Comments on Public Consultations

The comments raised have been dealt with in the main body of the report.

7.20 Planning Obligations

The scheme would not result in significant adverse impacts that would need to be mitigated through a S106 obligation.

7.21 Expediency of enforcement action

The proposal does not raise any enforcement issues.

7.22 Other Issues

No other issues are raised by this application.

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 proposal for a replacement building in the Green Belt is acceptable in principle and its impacts on the openness of the Green Belt, the visual amenity of the area, impact on neighbouring property and highway impacts.

Additional clarification and information has also now been provided with this application which overcomes the reasons for refusal of the previous very similar application (12579/APP/2020/632 refers) which was refused planning permission due to a lack of detail relating to the use of the building in relation to Green Belt policy, no bat survey had been undertaken and no arboricultural information had been provided.

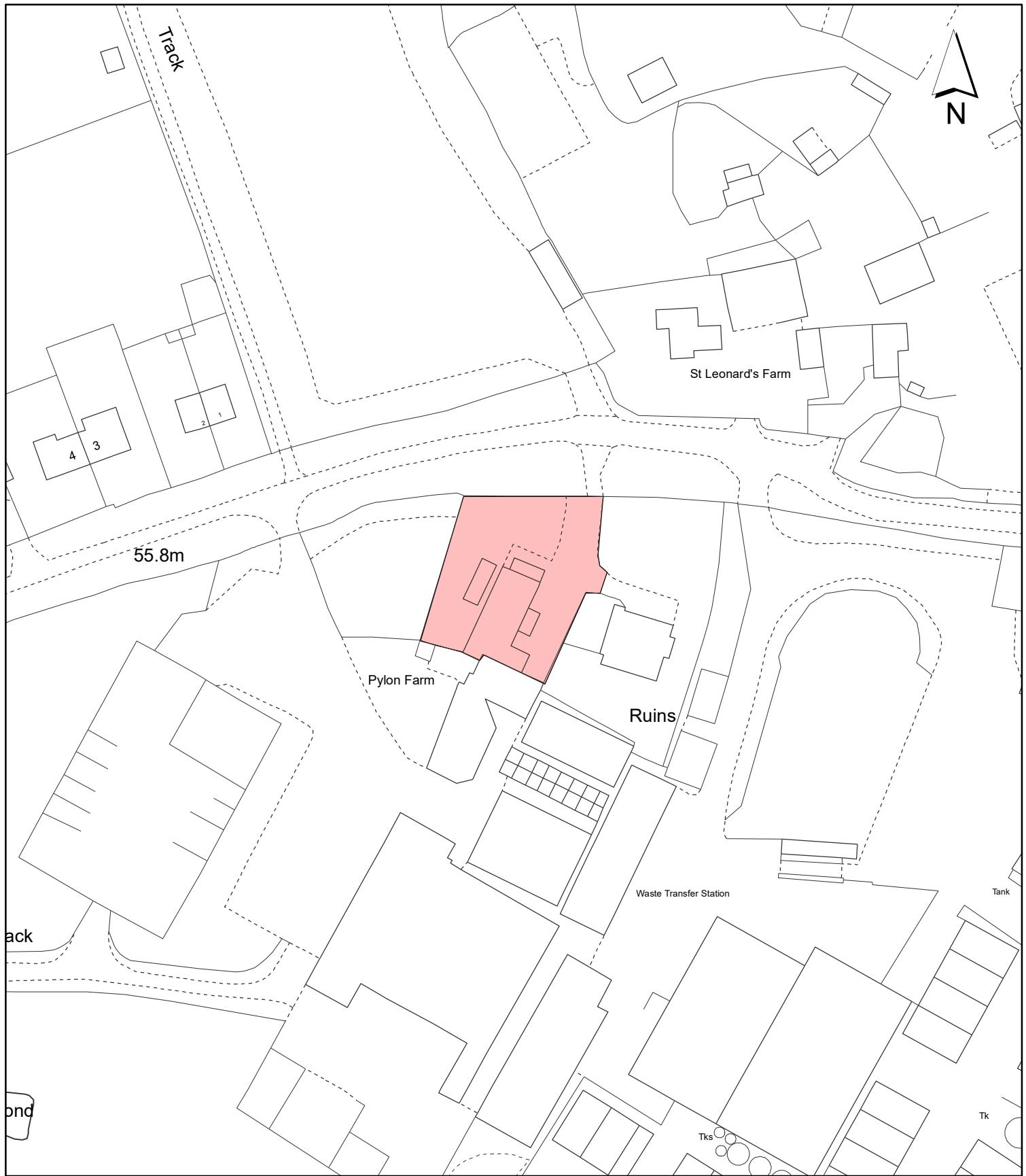
The application is therefore recommended for approval, subject to the recommended conditions.

11. Reference Documents

The National Planning Policy Framework (NPPF) (2019)
The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The London Plan (March 2016)
Publication London Plan (December 2020)

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**PYLON FARM
NEWYEARS GREEN LANE
HAREFIELD**

**LONDON BOROUGH
OF HILLINGDON**

Residents Services
Planning Section

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

Planning Application Ref:

12579/APP/2020/2742

Scale:

1:1,250

Planning Committee:

North Page 154

Date:

February 2021



HILLINGDON
LONDON

Agenda Item 12

Report of the Head of Planning, Transportation and Regeneration

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD

Development: Construction of 1.5m wide gravel footpath around lawn perimeter and through the centre of the woodland belt to south of lawn, to include two access ramps with handrails.

LBH Ref Nos: 3807/APP/2020/4265

Drawing Nos: 273W-02 Rev. A
273W-03
273W-01 Rev. D
Design and Access Statement (Dated 11th January 2021)

Date Plans Received: 18/12/2020 **Date(s) of Amendment(s):** 18/01/2021

Date Application Valid: 18/12/2020

1. SUMMARY

The proposed development would construct a 1.5m wide self binding gravel footpath around the lawn perimeter and through the centre of the woodland belt to the south of the lawn, to include two short ramped sections with associated timber handrail. It would be used for rehabilitation of patients with extremely restricted mobility who are recovering from procedures or are receiving treatment for cancer, to improve their health and wellbeing. Accordingly, the principle of the development is supported. It would also be considered to constitute appropriate development within the Green Belt and would not have a detrimental impact on the setting of the Grade II Listed Building.

Subject to planning conditions, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 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 COM4 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 273W-01 Rev. D and 273W-03 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2016).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be carried out except in complete accordance with the specified supporting plans and/or documents:

- Design and Access Statement (Dated 11th January 2021)

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

REASON

To ensure that the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (March 2016).

4 COM7 Materials

Prior to the commencement of the development, details of all materials shall be submitted to and approved in writing by the Local Planning Authority. Details should include information relating to make, product/type, colour and photographs/images.

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

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

5 NONSC Detailed Elevations

Prior to the commencement of the development, detailed elevations of the access ramps hereby approved shall be submitted to and approved in writing by the Local Planning Authority. This should also detail the handrails to the ramps and shall not be fixed to the listed building.

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy 7.8 of the London Plan (March 2016).

6 NONSC Imported Materials

No contaminated soils or other materials shall be imported to the site. All imported soils and gravel materials for the purposes of landscaping and/or construction of the pathway shall be clean and free of contamination. All imported materials shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval.

REASON

To ensure that future users of the pathway and other receptors are not subject to any risks from soil contamination in accordance with Policy DMEI 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

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.

DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 2	Listed Buildings
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP 3.2	(2016) Improving health and addressing health inequalities
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
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
LPP 7.16	(2016) Green Belt
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 8	NPPF-8 2018 - Promoting healthy and safe communities
NPPF- 9	NPPF-9 2018 - Promoting sustainable transport
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

3 I70 LBH worked applicant in a positive & proactive (Granting)

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 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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

4

It is advised that, based on Ordnance Survey mapping (1944-1969), the proposed

pathway appears to follow the direction of an earlier path and a track. Therefore, there is a minor possibility of contaminating substances (e.g. ash, clinker and asbestos fibres etc.) to be present on and/or in the ground at shallow depth. We have no information on the actual ground conditions at the location, therefore, we would advise persons working on site to take basic precautions in relation to any contamination they may find. Precautions should also be taken to minimise the mixing of any exposed contaminated material with clean shallow soils that are to remain in place. The advice is provided on the grounds of Health and Safety of the workers on site and to ensure the appropriate restoration of the site once works are complete, to minimise risk to the future users of the proposed paths.

5

This Planning Permission does not act as Listed Building Consent. It is advised that a separate Listed Building Consent application is required if any works are to alter the listed building's built fabric.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms part of the grounds to Mount Vernon Hospital, a Grade II Listed Building. The site consists of an open space situated to the south of this building and forms part of designated Green Belt land. The open space slopes down towards a wooded southern boundary with hospital buildings to the east and west. The northern end consists of a raised terrace with a grass embankment leading onto an upper lawn used as a kick-about area. A second smaller embankment to the south opens onto another lawned area with tree lined edges and formal footpaths around part of the perimeter.

3.2 Proposed Scheme

This application seeks permission for the construction of 1.5m wide gravel footpath around the lawn perimeter and through the centre of the woodland belt to the south of the lawn, to include two access ramps with handrails.

3.3 Relevant Planning History

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
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM4 (2012) Open Space and Informal Recreation

Part 2 Policies:

- DMEI 4 Development on the Green Belt or Metropolitan Open Land
- DMHB 1 Heritage Assets
- DMHB 11 Design of New Development
- DMHB 14 Trees and Landscaping
- DMHB 2 Listed Buildings
- DMT 1 Managing Transport Impacts
- DMT 2 Highways Impacts
- DMT 5 Pedestrians and Cyclists
- DMT 6 Vehicle Parking
- LPP 3.2 (2016) Improving health and addressing health inequalities
- LPP 6.3 (2016) Assessing effects of development on transport capacity
- LPP 6.13 (2016) Parking
- LPP 7.2 (2016) An inclusive environment
- 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
- LPP 7.16 (2016) Green Belt
- NPPF- 2 NPPF-2 2018 - Achieving sustainable development
- NPPF- 8 NPPF-8 2018 - Promoting healthy and safe communities
- NPPF- 9 NPPF-9 2018 - Promoting sustainable transport
- NPPF- 12 NPPF-12 2018 - Achieving well-designed places
- NPPF- 13 NPPF-13 2018 - Protecting Green Belt land
- NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- 10th February 2021**
- 5.2 Site Notice Expiry Date:- 27th January 2021**

6. Consultations

External Consultees

Letters were sent to neighbouring residents, a site notice was displayed and an advert was posted in the local paper. All forms of consultation expired on 10th February 2021. No comments from residents have been received.

Northwood Residents Association:

The NRA fully supports the application.

Internal Consultees

CONTAMINATED LAND OFFICER:

GIS mapping shows the proposed path would be situated on open land. Historic mapping from 1944-1969 shows former pathways and a track were present at similar locations. There is no evidence of contaminative activities having taken place in the vicinity.

However, due to the presence of former pathways of unknown design and construction I would recommend the following informative and condition be applied.

Contamination Informative

You are advised that based on Ordnance Survey mapping (1944-1969) the proposed pathway appears to follow the direction of an earlier path and a track. Therefore, there is a minor possibility of contaminating substances (e.g. ash, clinker and asbestos fibres etc.) to be present on and/or in the ground at shallow depth. We have no information on the actual ground conditions at the location, therefore, we would advise persons working on site to take basic precautions in relation to any contamination they may find. Precautions should also be taken to minimise the mixing of any exposed contaminated material with clean shallow soils that are to remain in place.

REASON: The advice is provided on the grounds of Health and Safety of the workers on site and to ensure the appropriate restoration of the site once works are complete, to minimise risk to the future users of the proposed paths. [The suitability of [building materials] [and] [building techniques] may also need to be considered under the Building Regulations.]

Imported Materials Condition

No contaminated soils or other materials shall be imported to the site. All imported soils and gravel materials for the purposes of landscaping and/or construction of the pathway shall be clean and free of contamination. All imported materials shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval.

REASON: To ensure that future users of the pathway and other receptors are not subject to any risks from soil contamination in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

ACCESS OFFICER:

This proposal which seeks to improve accessibility to the natural environment for all patient groups and visitors is supported in principle from an accessibility perspective. Although the information provided is detailed in its intention to improve access to the areas which are currently 'out of bounds', no technical detail has been submitted on exactly how the proposal would be delivered. Further information is requested from the developer on the following points:

1. To be accessible, the minimum surface width of an access route (i.e. between walls, kerbs or path edgings) should be at least 1800 mm for general routes, although a width of 2000 mm is preferable to accommodate larger electric mobility scooters. Will this be achieved?
2. For disabled people who need a generous amount of space when moving about, the provision of narrow approaches creates difficulties. The new pathway should be firm, as level as possible and free from obstructions, such as litter bins and signposts. Resin bonded gravel should be used for all surfaces. Please provide details.
3. Ramps should accord with the specifications set out in BS8300-1:2018. In gardens, where it might not be practicable to adhere strictly to the recommendations in this standard, the aim would nonetheless be to maintain as close compliance as possible. Please provide details.
4. The intended pathway should have a detectable demarcation which can be followed by people who are blind or partially sighted, for example a wall, building line, kerb edge, grass verge, barrier, or clearly detectable change in texture of the surface underfoot. Visual contrast should also be provided sympathetically within natural and/or historical environments. Please provide details.

Conclusion: further details are requested prior to any planning consent.

PLANNING OFFICER COMMENT:

An amended Design and Access Statement (Dated 11th January 2021) was submitted in response to the Access Officer's comments. This responds to the points raised above and is summarised as follows:

1. A wider path, particularly one 2m wide, would look very out of place here and will be out of proportion and scale with the landscape setting. As the landscape is part of a historic layout, a balance between user requirements and aesthetics is required. The design achieves accessibility by creating passing places, so that at each seating bay the path will be widened locally to a width of 2000mm.
2. There will be no site furniture placed within the path surface other than the seats which will be located so as to maintain a clear width of 2000mm. The pathway will be firm and level without any undulations. In line with Sensory Trust guidance we will construct the path to a minimal crossfall rather than a camber, where it is necessary to prevent water ponding on the surface.

The surface material proposed is self-binding gravel. Self binding gravel is a naturally-occurring material composed of different sized pieces of aggregate, from 20mm diameter, down to dust. This mix of sizes enables the individual pieces of aggregate in the path surfacing material to lock together to form a firm surface with plenty support, suitable for wheelchair-users. Please also note that the proposed path is reached via the existing terrace path which in contrast to the proposal, has a shallow loose gravel surface. The self binding gravel is considered to be an improvement.

Resin bonded gravel is a very useful surfacing material but it involves a top dressing of aggregate laid over an asphalt or concrete base to which it adheres via a tack coat of resin. This would require a deeper path construction which would be far more costly and potentially more intrusive in terms of tree roots. In addition it is a non permeable surface compared with the self binding gravel surface

which does allow some permeability.

3. Access at the top of each ramp will be spacious as the ramp will be approached via the existing terrace path, which is a wide firm surface. There are currently a number of site furniture items in the vicinity of both ramps and these will be relocated prior to opening the proposed path, to ensure that there is sufficient circulation space at the top of each ramp.

The ramps will be constructed to a maximum gradient of 1:12. This is steeper than is normally recommended however as the ramps are very short, we have followed the recommendations of the Sensory Trust. The ramps will follow a straight run without any bends and will be around 8 - 9m long with one central landing 1.5m long to create a resting point. The landing is slightly longer than normally specified to ensure that larger motorised wheelchairs can be easily accommodated there. They will be constructed in the same material as the path surface. The ramp surface will be firm and even, stable, and non-slip, with well compacted crushed stone sub-base with a high proportion of fines (as the path below). A timber handrail of between 900mm - 1000mm high will be provided on both sides of the ramp to improve access for users who may have a stronger or weaker right or left side.

4. The proposed path is to be located within two very different types of surfaces which will in our opinion provide sufficient contrast for users. Within the lawn area the grass either side will provide a natural demarcation in terms of surface texture and 'feel' underfoot. Within the woodland area the natural woodland floor either side will provide an equivalent level of natural demarcation in terms of surface texture and 'feel' underfoot. The path itself will be of a much lighter appearance than the grass and woodland floor either side and this will provide an additional visual contrast.

ACCESS OFFICER FOLLOW-UP:

I have no further concerns.

I have reviewed the ramp details shown on drawing no. 273W-03 and consider the specifications proposed at this development control stage to be satisfactory.

Conclusion: acceptable.

TREES AND LANDSCAPING OFFICER:

This site is occupied by an area of green open space to the south of one of the central buildings (listed Grade II) on the Mount Vernon Hospital campus. The open space slopes down towards a wooded southern boundary with hospital buildings to the east and west. The northern end is on raised terrace with a grass embankment leading onto an upper lawn used as a kick-about area. A second smaller embankment to the south opens onto another lawned area with tree lined edges and formal footpaths around part of the perimeter. There are no TPO's or Conservation Area designations affecting the site which lies within the Green Belt.

Comment

No trees will be affected by the proposal. According to the D&AS some scrub clearance will be required at the southern end of the site. The proposal seeks to make better use of the space for the benefit of patients, by improving the footpath network and creating an informal circular pedestrian route, which links to the existing footpath network. The new route includes two short ramped accesses across the embankment at a gradient of 1:12, with handrails. Otherwise the gravel footpath will extend across the open space into the wooded southern perimeter. A landscape plan by Aileen Shackell Landscapes provides the proposed layout of hard and soft landscape. The annotation on plan refers to a schedule for items A-E which does not appear on file. Details of the gravel footpath (materials and construction) are required to ensure that the surfacing is suitable and

accessible for all.

Recommendation

No objection subject to the submission of supporting hard and soft landscape details which should be conditioned - unless they are already available? Conditions COM9 (parts 1,2, and 5)

Planning Officer Comment:

The landscape scheme information submitted is considered to be sufficient and a condition will be attached to secure the detail of materials if recommended for approval.

CONSERVATION AND DESIGN OFFICER:

1. Summary of comments: Further information required - conditions proposed

2. Historic Environment Designation (s)

· Grade II Listed Building - Mount Vernon Hospital (NHLE: 1080083)

3. Assessment - background/significance

The land originally formed part of the Northwood Hall Estate now known as Denville Hall, to the south-east of the hospital site. The listed hospital building dates from 1902-04 and was designed by F.H. Wheeler. It forms a group alongside the Grade II* chapel to the east of the main hospital building. Unfortunately, the visual connection between the two buildings has been somewhat compromised by the infilling of the once open space with modern structures built during the mid-20th century.

The hospital building is an extensive structure and described as being built in an Edwardian 'free-style'. A 4-storey tower with a clock at roof level forms the central point, with the built form tapering down to a 3-storey, 5-bay block which is then flanked by 2-storey, 14-bay wings. At the end of each wing is a tall winter garden structure with some notable detailing adding interest to its elevations. The building is finished in a brown brick laid in a Flemish bond, with red brick quoins and dressing, stone ashlar dressing and gabled plain tiled roofs. The central tower appears to be finished in an oxidised metal. Some of the windows have been altered, most likely prior to listing however original windows (where extant) comprise of multi-paned timber casements to the southern block. The buildings to the north, connected by corridors include neo-Georgian timber sash windows.

The plan form of the original hospital building is shaped as a 'Y', with a V-shaped southern end. The southern elevation maintains its original symmetrical appearance and includes a continuous balcony at first floor. Originally the raised terrace at ground floor was a dominant feature, however overtime planting has softened its appearance. The elevated nature of the land was an important factor in establishing a hospital in this location, it provided the opportunity for fresh air for recovering patients being treated at the hospital and extensive views across the Colne Valley and towards Windsor.

The history of the site and hospital, quality of the buildings and open, verdant surroundings contributes to the significance of the listed building.

4. Assessment - Impact

There would be no objections to the proposed landscaping of the area to the south of the listed hospital building. Historically area has remained undeveloped as open grassland, however originally a series of pathways had existed allowing people to interact with the open space and provide a connection between the main hospital building and listed chapel to the east. The proposal would

maintain the area's sense of openness and verdant qualities therefore, the setting of the listed building would be preserved in this instance.

The submitted statement mentions the remnants of parkland fencing and a gate along the southern lawn boundary with the wooded area. This may relate to the original hospital site and should be retained in situ. Subject to further clarification and investigation the fencing may be considered to be curtilage listed, nevertheless any alteration to a means of enclosure within the curtilage of a listed building would require planning permission.

Further details would be required in relation to the two proposed ramps provided access/egress of the existing ground floor terrace to the listed building. No scaled elevations have been submitted therefore it is difficult to assess the impact of the proposed ramps on built fabric and the appearance of the building's elevations. Alterations to existing built fabric, notably the existing terrace would warrant the need for Listed Building Consent, which has not been submitted to date. Alterations to original building features, notably the terrace in this instance would inevitably result in some harm to the Listed Building and its original architectural integrity.

The associated handrails to the ramps would introduce some clutter to the elevations, resulting in some harm to the setting of the listed building. Due to the lack of information it is not clear whether the railings would be fixed to the building. If they are to be fixed Listed Building Consent would be required for such works. In any instance it is strongly recommended the handrails remain independent to avoid interventions to historic built fabric.

Further details of the ramps should ideally be provided upfront, otherwise pre-commencement conditions would be required if this application is to be determined favourably.

Based on the submitted information the proposal would result in less than substantial harm to the listed building and its setting. The decision maker(s) would need to determine this application in line with the duties under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

5. Conclusion: Less than substantial harm - further information required - conditions proposed if approved

Conditions: Prior to the commencement of development, scaled elevation drawings of the ramps in context with the listed hospital building shall be submitted to and approved in writing by the Local Planning Authority. The drawings shall be no more than 1:20 in scale. Works shall be carried out in accordance to approved details.

Reason: To preserve and conserve the special architectural and historic interest of the Listed Building in accordance to policy HE1 (Hillingdon's Local Plan Part 1, adopted November 2012), policies DMHB 1 and 2 (Hillingdon's Local Plan Part 2, adopted January 2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990

Prior to the commencement of development, details of the handrails to the ramps shall be submitted to and approved in writing by the Local Planning Authority. The handrails shall not be fixed to the listed building. Works shall be carried out in accordance to approved details.

Reason: To preserve and conserve the special architectural and historic interest of the Listed Building in accordance to policy HE1 (Hillingdon's Local Plan Part 1, adopted November 2012), policies DMHB 1 and 2 (Hillingdon's Local Plan Part 2, adopted January 2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990

Prior to the commencement of development, product details of hard surfacing to pathways and ramps shall be submitted to and approved in writing by the Local Planning Authority. Works shall be

carried out in accordance to approved details.

Reason: To preserve and conserve the special architectural and historic interest of the Listed Building in accordance to policy HE1 (Hillingdon's Local Plan Part 1, adopted November 2012), policies DMHB 1 and 2 (Hillingdon's Local Plan Part 2, adopted January 2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990

Informative: This Planning Permission does not act as Listed Building Consent and you are advised accordingly of the need to submit a separate listed building consent application in respect of the works altering the listed building's built fabric.

PLANNING OFFICER COMMENT:

These comments are addressed within the main body of the report.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 92 of the NPPF (February 2019) states that planning decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments; and
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community

Policy 3.2 of the London Plan (March 2016) states that new developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help to reduce health inequalities.

Policy EM4 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will safeguard, enhance and extend the network of open spaces, informal recreational and environmental opportunities that operate as carbon sinks and that meet local community needs and facilitate active lifestyles by providing spaces within walking distance of homes. Provision should be made as close as possible to the community it will serve.

The proposed path will be used for rehabilitation of patients with extremely restricted mobility who are recovering from procedures or who are receiving chemotherapy or other treatment for cancer, to improve their health and wellbeing. The lawn and woodland area is currently not accessible to anyone with impaired mobility. Accordingly the proposed development is generally supported by national, regional and local planning policy.

7.02 Density of the proposed development

Not relevant to the consideration of the application.

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

ARCHAEOLOGY, CONSERVATION AREA AND AREA OF SPECIAL LOCAL CHARACTER

Not relevant to the consideration of the application.

LISTED ASSET

Please see Section 07.07 of the report.

7.04 Airport safeguarding

Not relevant to the consideration of the application.

7.05 Impact on the green belt

The application site is located within Green Belt land and is subject to the following policy considerations:

Paragraph 143 of the NPPF (February 2019) sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. Paragraph 144 continues this, stating:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

Paragraph 145 of the NPPF (February 2019) states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt but that exceptions to this include:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Policy 7.16 of the London Plan (2016) supports this, stating:

"The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance."

In terms of local policy, the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) gives strong protection to Green Belt land. Policy EM2 states that the Council will seek to maintain the current extent of the Green Belt and any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan (March 2016) policies, including the very special circumstances test.

Policy DMEI 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) also states that:

- A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special circumstances.
- B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to:
 - i) the height and bulk of the existing building on the site;
 - ii) the proportion of the site that is already developed;
 - iii) the footprint, distribution and character of the existing buildings on the site;
 - iv) the relationship of the proposal with any development on the site that is to be retained; and
 - v) the visual amenity and character of the Green Belt and Metropolitan Open Land.

The proposed footpath and ramps are considered to meet the criteria stated under part b) of paragraph 145 of the NPPF (February 2019). The proposal is for the purposes of outdoor recreation and are not considered to harm the openness of the Green Belt. The proposal complements the existing use of the land and provides appropriate facilities within the Green Belt.

In view of the above, the proposal is considered to constitute appropriate development within the Green Belt and does not require 'very special circumstances'. Following this, the proposed development is considered to comply with Policy DME1 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy EM2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policy 7.16 of the London Plan (March 2016) and the National Planning Policy Framework (February 2019).

7.07 Impact on the character & appearance of the area

The application sites form part of the Mount Vernon Hospital grounds, sitting within the landscaped parkland setting.

The impact of the proposed development on the character and appearance of the area requires the consideration of the following planning policies:

Policies 7.4 and 7.6 of the London Plan (2016) require that new development is of the highest architectural quality; is a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm; and comprises details and materials that complement the local architectural character.

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) is taken into consideration and states:

- A) 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.

The impact of the proposed works on the character, appearance and setting of the Grade II* Listed Buildings also requires the consideration of the following planning policies:

Policy 7.8 of the London Plan (March 2016) states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape.

Policy DMHB 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

- A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:
 - i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
 - ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;
 - iii) it makes a positive contribution to the local character and distinctiveness of the area;
 - iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
 - v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
 - vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
 - vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

Policy DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

- D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

The proposed development would construct a 1.5m wide self binding gravel footpath around the lawn perimeter and through the centre of the woodland belt to south of lawn, and would include two short ramped sections with associated timber handrail where the proposed footpath joins the existing upper terrace path. As confirmed by the Council's Conservation Officer, there would be no objections to the proposed landscaping of the area to the south of the listed hospital building. Historically the area has remained undeveloped

as open grassland, but originally a series of pathways had existed allowing people to interact with the open space and provide a connection between the main hospital building and listed chapel to the east. The proposed pathway and planting would maintain the area's sense of openness and verdant qualities. With regard to this element of the proposal, the setting of the listed building would be preserved.

It is noted that no scaled elevations of the proposed ramps have been submitted, although the applicant has clarified that they would be situated entirely within the grass area and their construction will not entail any modification or alteration to either the gravelled terrace, the building terrace, or the building itself. The ramps consist of sloping sections of path to accommodate the small change in ground levels from lower terrace path down to lawn level, and will be constructed within the grass bank which will be re-modelled either side of the ramps. There will be no elevations as such as the sides of the ramps will be hidden from view by the built-up ground either side.

The associated handrails to the ramps would introduce some clutter to the elevations, resulting in some harm to the setting of the listed building. In this instance, the extent of harm is considered by the Council's Conservation Officer is 'less than substantial', therefore requiring consideration of paragraph 196 of the National Planning Policy Framework (February 2019). This states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposed development would be used for the rehabilitation of patients with extremely restricted mobility who are recovering from procedures or are receiving treatment for cancer. Accordingly, the proposal would improve their health and wellbeing. This is considered to be a significant public benefit and would outweigh the limited 'less than substantial harm' posed.

If recommended for approval, details of the proposed ramps and the materials to be used would be secured by condition to ensure that the proposal is appropriate for the setting of the Grade II Listed Building. Subject to such conditions, the proposed development would not be considered contrary to Policies DMHB 1, DMHB 2 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policies BE1 and HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policies 7.4, 7.6 and 7.8 of the London Plan (March 2016).

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

There are no neighbouring residential properties within the immediate vicinity of the application site. As such, the proposed development will not adversely affect the amenity of any neighbouring residents and accords with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.09 Living conditions for future occupiers

Not applicable to the consideration of the application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Not applicable to the consideration of the application.

7.11 Urban design, access and security

URBAN DESIGN

Please see Section 07.2 of the report.

7.12 Disabled access

ACCESS

Policy 7.2 of the London Plan (March 2016) requires that all new development proposals provide the highest standards of accessible and inclusive design.

Following the submission of a revised Design and Access Statement (Dated 11th January 2021), the Council's Access Officer has confirmed that the proposals raised no concerns. Accordingly, the proposal is considered to accord with Policy 7.2 of the London Plan (March 2016).

7.13 Provision of affordable & special needs housing

Not applicable to the consideration of the application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING

Policy 5.10 of the London Plan (2016) states that development proposals should integrate green infrastructure to contribute to urban greening, including the public realm.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) also requires that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should also enhance amenity, biodiversity and green infrastructure.

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

- A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
- B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

There are no Tree Preservation Orders or Conservation Area designations affecting the site. No existing trees are to be affected by the proposals, although some scrub clearance will be required at the southern end of the site. Accordingly, the Council's Trees and Landscaping Officer has confirmed no objection to the proposal, subject to a condition for detail on hard landscaping materials. Subject to such a condition, the proposed development would accord with Policy 5.10 of the London Plan (March 2016) and Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

ECOLOGY

Policy 7.19 of the London Plan (2016) states that development proposals should wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies

(January 2020) states that the design and layout of new development should retain and enhance any existing features of biodiversity within the site.

The application site does not form part of a Nature Conservation Site of Metropolitan or Borough Grade I Importance. The proposed works would also add ecological value to the site. As such, the proposed development would accord with Policy 7.19 of the London Plan (March 2016) and Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.15 Sustainable waste management

Not applicable to the consideration of the application.

7.16 Renewable energy / Sustainability

Not applicable to the consideration of the application.

7.17 Flooding or Drainage Issues

The proposed development is not considered likely to impact on flood risk or drainage of the application site.

7.18 Noise or Air Quality Issues

Not applicable to the consideration of the application.

7.19 Comments on Public Consultations

Please see Section 06.1 of the report.

7.20 Planning Obligations

Not applicable to the consideration of the application.

7.21 Expediency of enforcement action

Not applicable to the consideration of the application.

7.22 Other Issues

CONTAMINATED LAND

Policy 5.21 of the London Plan (March 2016) states that appropriate measures should be taken to ensure that development on previously contaminated land does not activate or spread contamination.

Policy DMEI 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

A) Proposals for development on potentially contaminated sites will be expected to be accompanied by at least an initial study of the likely contaminants. The Council will support planning permission for any development of land which is affected by contamination where it can be demonstrated that contamination issues have been adequately assessed and the site can be safely remediated so that the development can be made suitable for the proposed use.

B) Conditions will be imposed where planning permission is given for development on land affected by contamination to ensure all the necessary remedial works are implemented, prior to commencement of development.

C) Where initial studies reveal potentially harmful levels of contamination, either to human health or controlled waters and other environmental features, full intrusive ground investigations and remediation proposals will be expected prior to any approvals.

D) In some instances, where remedial works relate to an agreed set of measures such as the management of ongoing remedial systems, or remediation of adjoining or other affected land, a S106 planning obligation will be sought.

The Council's GIS mapping shows that the proposed footpath would be situated on open land

and there is no evidence of contaminative activities having taken place in the vicinity. However, due to the presence of former pathways of unknown design and construction, the Council's Contaminated Land Officer advises that persons working on site to take basic precautions in relation to any contamination they may find. Precautions should also be taken to minimise the mixing of any exposed contaminated material with clean shallow soils that are to remain in place. A condition is also recommended to ensure that no contaminated soils or other materials shall be imported to the site. Subject to such a condition, the proposal is not considered contrary to Policy DME1 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and 5.21 of the London Plan (March 2016).

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

In conclusion, the proposed 1.5m wide footpath and two access ramps is supported for the purpose of patient rehabilitation and recovery. It would also be considered to constitute appropriate development within the Green Belt and would not have a detrimental impact on the setting of the Grade II Listed Building. Subject to conditions, the application is recommended for approval.

11. Reference Documents

National Planning Policy Framework (February 2019)

Publication London Plan (December 2020)

The London Plan (March 2016)

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

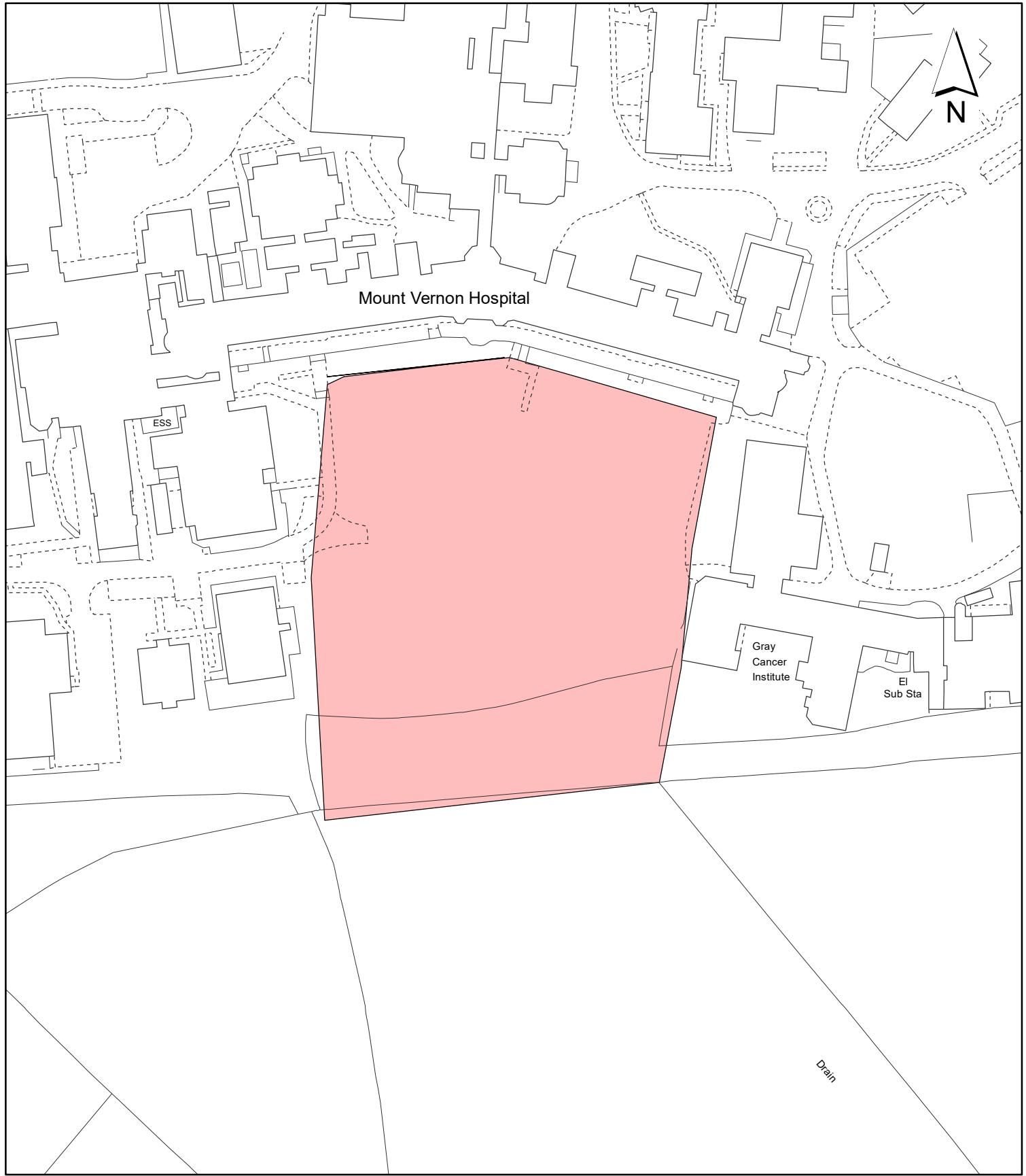
Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020)

Accessible Hillingdon Supplementary Planning Document (September 2017)

Planning Obligations Supplementary Planning Document (July 2014)

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230

**Notes:**

Site boundary

For identification purposes only.

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Site Address:

**MOUNT VERNON HOSPITAL
RICKMANSWORTH ROAD
NORTHWOOD**

**LONDON BOROUGH
OF HILLINGDON**
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

3807/APP/2020/4265

Scale:

1:1,250

Planning Committee:

North Page 175

Date:

February 2021



HILLINGDON
LONDON

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Agenda Item 13

Report of the Head of Planning, Transportation and Regeneration

Address: THE OLDE NORTHWOOD PH 142 PINNER ROAD NORTHWOOD

Development: Conversion of public house to residential use to provide 4 self-contained flats including habitable roofspace and roof terrace, demolition of existing garages and rear element and the erection of 2 x two storey, dwellings with habitable roofspace including parking and amenity space and external works

LBH Ref Nos: 73773/APP/2020/3002

Drawing Nos: 20114-A-P100 Rev D
20114-A-P210
20114-A-P200 Rev D
A-010
A-011
AX-100
AX-101
AX-200
Planning and Design and Access Statement
20114-A-P101 Rev C

Date Plans Received: 21/09/2020 **Date(s) of Amendment(s):** 15/10/2020

Date Application Valid: 16/10/2020 **19/01/2021**
21/09/2020

1. SUMMARY

The property is located within the Old Northwood Area of Special Local Character and formerly contained a two storey residential unit. Planning approval for the demolition of the existing public house and erection of a part three storey part two storey building to provide 9 flats was approved in January 2020. This proposal considers the retention of the building and conversion to form 4 flats and the provision of a pair of semi-detached properties to the rear of the site.

The proposed development would respect the character and appearance of the Area of Special Local Character. It is considered that the proposal would not significantly impact on the amenity of neighbouring occupiers and would provide adequate living accommodation, amenity space and parking provision.

As such the proposal is 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 20114-A-P100 Rev D; 20114-A-P101 Rev C; 20114-A-P200 Rev D and 20114-A-P210, 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.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

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

4 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
2.c Means of enclosure/boundary treatments
2.d Car Parking Layouts (including demonstration that 5% 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. Living Walls and Roofs

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

4. Details of Landscape Maintenance

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

5. Schedule for Implementation

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 Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

5 RES14 Outbuildings, extensions and roof alterations

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 garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to the dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020)

6 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 lifetime 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).

7 RES15 Sustainable Water Management (changed from SUDS)

No superstructure works shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the

development.

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 the development does not increase the risk of flooding in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2016) Policy 5.12.

8 NONSC Flood Risk Mitigation

Prior to commencement of any superstructure works, suitable ground investigations should be carried out that demonstrate the development will not effect local surface water or contribute to future issues should climate change worsen. A report should be submitted to demonstrate an understanding of what the risk is to the site and if it is found at risk, suitable mitigation proposed to ensure that the occupants of the proposed dwellings would not be at risk of flooding.

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 the development does not increase the risk of flooding in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2016) Policy 5.12.

9 NONSC Noise levels

The noise level in rooms at the development hereby approved shall meet the internal noise levels specified in BS8233:2014 for internal rooms and external amenity areas.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with London Plan Policy 7.15.

10 NONSC Step free access

Prior to the commencement of 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 London Plan policy 3.8 c, is achieved and maintained.

11 COM31 Secured by Design

The building(s) shall achieve '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). No building shall be occupied until accreditation has been achieved.

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 ensure the development provides a safe and secure environment

in accordance with Hillingdon Local Plan Part 2 policy DMHB 15 and London Plan (2016) Policies 7.1 and 7.3.

12 NONSC Compliance with Building Regulations

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.

REASON

To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c, is achieved and maintained.

INFORMATIVES

1 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.

2 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 comprises a plot of approximately 750 sqm situated on the North Eastern corner of the junction of Pinner Road and High Street. It currently comprises a two storey building at the front of the plot, which is a former Public House with the main entrance facing the junction. To the rear of the building is a single storey extension and a car park, with detached garages and car port, accessed from High Street.

The street scene is primarily residential in character and appearance. To the rear of the site is a single storey retail unit No. 2 High Street and opposite are railway lines. The application site lies within the Old Northwood Area of Special Local Character (ASLC). It is also within a critical drainage area and shown at risk of surface water flooding. It has a PTAL of 2.

3.2 Proposed Scheme

The proposal is for the conversion of the existing public house to residential use to provide 4 self-contained flats including habitable roofspace. It is also proposed to demolish the existing garages, car port and rear element and the erection of 2 x two storey dwellings with habitable roofspace, including parking and amenity space.

3.3 Relevant Planning History

73773/APP/2019/2660 140-142 Pinner Road Northwood

Demolition of existing public house and residential buildings and erection of part three-storey, part two storey detached building to provide 1 x 3-bed, 5 x 2-bed and 3 x 1-bed self contained flats with associated works

Decision: 24-01-2020 Approved

73773/PRC/2018/104 Land And Buildings At 142 Pinner Road Northwood

Redevelopment of site to provide 9 flats.

Decision: 28-08-2018 OBJ

73773/PRC/2020/190 Land And Buildings At 142 Pinner Road Northwood

Conversion of existing former pub building to provide residential dwellings associated external alterations, demolition of existing garages to rear to provide dwelling houses.

Decision: 02-12-2020 OBJ

Comment on Relevant Planning History

A previous submission under application 73773/APP/2019/2660 for the demolition of existing public house and residential buildings and erection of part three-storey, part two

storey detached building to provide 1 x 3-bed, 5 x 2-bed and 3 x 1-bed self contained flats with associated works, was approved in January 2020.

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:

DMCI 1 Retention of Existing Community Sport and Education Facilities

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 5.12 (2016) Flood risk management

LPP 5.13 (2016) Sustainable drainage

LPP 6.12 (2016) Road Network Capacity

LPP 6.13 (2016) Parking

LPP 6.3 (2016) Assessing effects of development on transport capacity

LPP 6.9 (2016) Cycling

LPP 7.4 (2016) Local character

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
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

44 neighbours, the Northwood Hills Residents Association and the Northwood Residents Association were consulted for a period of 21 days expiring on the 9 November 2020. 42 responses were received raising the following issues:

- Only to be expected that this site will be redeveloped, please consider traffic
- Insufficient parking
- Historic building
- We don't need more flats
- Erasing part of Northwood history for greed
- Loss of a local historic building
- Loss of the community facility/public house
- Out of keeping with the area
- Corrupt if approved
- Area overpopulated already

Cadent Gas - Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Internal Consultees

Access Officer - The proposal falls short of the requisite standards for an M4(2) accessible and adaptable dwelling. Particular attention should be paid to the size of the entrance level WC required for a three bed dwelling and to the clear access zones within the cubicle. The plan should show evidence of level access and clear zones within the kitchen, bedroom and bathroom. Any grant of permission should include a condition requiring compliance with Building regulations.

Officer response: Revised plans have been submitted to address these concerns.

Conservation and Urban Design - No. 142 is an early 20th century former public house of significant notable interest located within the Old Northwood ASLC. It is a prominent building located on the corner of Pinner Road and High Street. It positively contributes to the street scene of both roads, with the main entrance located at the corner. The entrance is set at an angle and is highlighted by a decorative pediment above. The angled wall rises above the roof eaves and retains the old pub signage.

Whilst the building has benefitted from some alterations it still includes many attractive features. The interior of the former pub is fairly altered however the plan arrangement of the two separate bar

areas is notable alongside some cast iron fireplaces. The significant architectural merit of the exterior allows the former pub to positively contribute to the character and appearance of the surrounding area.

The northern portion of the site is occupied by a detached outbuilding of a similar date to the former public house. It was originally a much longer structure projecting further eastward. It is positioned along the boundary with High Street and simply characterised by a gable end, slate roof construction of London stock brick.

The site is a focal point along Rickmansworth/Pinner Road and forms part of the gateway into the Old Northwood ASLC. It is an important transition point from the Arts and Crafts aesthetic that defines the outer residential areas of Northwood and the Victorian and Edwardian splendour of Old Northwood. The former pub is a key landmark building and a positive local contributor to the surrounding area.

There are no objections, from a conservation perspective to the principle of converting the former public house for residential use. The conversion would allow for 4 residential units within the existing built envelope. From reviewing the submitted information, in general the external character and appearance of the former pub and notable external features would be retained. The retention of the building's external character would be commendable ensuring it continues to have a pub-like aesthetic, positively contributing to the ASLC.

However there would be concerns in relation to the proposed private terrace at roof level associated to Flat 3 (off bedroom 3). This feature would be highly visible from the Pinner Road street scene. Roof terraces are not an established feature within the ASLC and would be a contrasting element considering the character of the building. This would need to be omitted, a rooflight could be considered.

The roof terrace associated with flat 4 would be visible from High Street and to mitigate the appearance of the terrace it is recommended the lower portion of the proposed terrace enclosure is constructed of brick, to match the existing building and topped with a smaller section of railings. It is assumed the existing windows are to be retained, repaired and re-used which would be strongly supported.

The loss of the outbuilding would be considered regrettable. It is important material wastage is kept to a minimum therefore the structure would need to be carefully demolished. Existing materials would need to be salvaged and ideally re-used as part of the development.

It is recognised that there is scope to enhance the site. The proposed semi-detached pair of dwelling houses appears to have been designed in a manner which would relate to the appearance of the existing Victorian/Edwardian dwellings further along the High Street. Therefore, the design approach would be deemed admissible in this instance. However, the box dormers and projecting balconies to the rear roof slope would be considered unacceptable. Ideally the dormer design should reflect the form and character of the proposed building and ideally reduced in width. The balcony element would need to be omitted and replaced with a window to match those proposed at first floor.

Further information of all external materials and finishes would be required; this can be covered by way of a condition. There are no objections to the proposed roof lights however they would need to be conservation roof lights and flush along the roof line.

Officer response: The plans have been amended in accordance with the Conservation Officer's comments.

Trees/Landscape Officer - There is no soft landscaping and no TPO's on site. No trees or

landscape features of merit will be affected by the proposal. The proposal introduces areas of soft landscaping to the front and side of the building and amenity space at both ground level and roof level. Landscape details which should be subject to conditions. Any shared amenity space will need to be actively managed. No objection subject to landscape conditions.

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).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

National Planning Policy Framework states there is a presumption in favour of sustainable development which is described for decision taking as "approving development proposals which accord with the development plan." As a core planning principle the effective use of land is encouraged by reusing land that has been previously developed (brownfield land). The proposed site currently comprises of a public house and constitutes 'previously developed land'. There is a presumption in favour of residential development on brownfield land subject to other material planning considerations as detailed below.

Policy DMCI 1 of the Local Plan: Part Two - Development Management Policies (2020) advises that proposal involving the loss of an existing community facility will be permitted if the specific use is not longer required on site. In such circumstances the applicant must provide evidence demonstrating that the proposal would not lead to a shortfall in provision for the specific use within the local catchment area and there is no demand for another suitable social infrastructure use on-site. Applicants will need to demonstrate that the existing, specific social infrastructure is no longer required on-site. Where this is the case, marketing evidence should be submitted to establish the lack of demand, by showing the premises have been offered at a reasonable charge to appropriate user groups.

The site is situated in a predominantly residential area. The nearest alternative facilities are located within the Northwood Hills town centre approximately 545m to the east of the site. Additional facilities are also available in Northwood town centre approximately 920m to the north west. In the previous submission the applicant submitted evidence to demonstrate that The Olde Northwood as a public house through regular changes in ownership and management with a meagre footfall or passing trade and the general weak trading environment for public houses, was not a viable prospect. The premises have been advertised since June 2016 until 31st December 2018, when 24 expressions of interest were raised in the premises but none as a use as a public house.

The principle of the development is therefore considered acceptable, as it would accord with the objectives of Policy DMCI 1 of the Local Plan: Part Two - Development Management Policies (2020) and the NPPF.

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) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) 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 advises that development should be well integrated with the surrounding area. It should ensure public realm design takes account of the established townscape character and quality of the surrounding area.

Policy DMHB 5 (Areas of Special Local Character) states that within ALSC 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. Extensions to dwellings should be subservient to and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between and in front of buildings.

The proposal includes the conversion of the existing building to provide 4 self contained flats and the erection of a pair of semi detached two storey dwellings to the rear of the site.

The proposed alterations to the building include the demolition of an existing single storey extension to the rear of the building. It also includes the provision of an addition ground floor window and three rooflights on the western side elevation, and 2 additional windows on the ground floor and 1 rooflight on the east side elevation. The Conservation Officer has advised that from reviewing the submitted information, in general the external character and appearance of the former pub and notable external features would be retained. The retention of the building's external character would be commendable ensuring it continues to have a pub-like aesthetic, positively contributing to the ASLC.

To the rear of the site it is proposed to erect a pair of semi detached properties. These would be set in part on the footprint of the existing garage and the building would measure 9.9m in width, 10.4m in depth with a gabled roof of 8.85m in height. The properties would front High Street and have the same height as the adjacent terrace. The Conservation Officer advises that the proposed semi-detached pair of dwelling houses appears to have been designed in a manner which would relate to the appearance of the existing Victorian/Edwardian dwellings further along the High Street. Therefore, the design approach would be deemed admissible in this instance.

Therefore it is considered that the proposed development would be in keeping with the character and appearance of the surrounding Area of Special Local Character and that its visual impact is acceptable. As such the proposal would comply with policies DMHB 5 and DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020).

7.04 Airport safeguarding

Not relevant to this proposal.

7.05 Impact on the green belt

Not relevant to this proposal.

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 - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should also not adversary impact on the amenity, daylight and sunlight of adjacent properties and open space. The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties or onto private opens spaces. A minimum of 21m separation distance between windows of habitable rooms will be required to maintain privacy. The Council will also expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

The proposal is for the retention of the existing public house building and the erection of a pair of semi-detached dwellings on the site of the existing garage building to the rear of the site.

The proposed conversion would include additional windows at ground floor level and new roof lights, which would not significantly increase any overlooking to that already in existence. To the side/rear of flat 4 is proposed a roof terrace, to the side of the living room. This would be adjacent to High Street and separated from the adjacent property by the existing building.

To the rear of the site is proposed the pair of semi detached properties. These would front High Street, maintaining a similar building line to the adjacent properties. The principle windows would face front and rear, with the rear windows facing towards a storage area and garages, serving 2-4 High Street. Given the scale and position of the proposed dwellings it is not considered that they would impact on the amenity of neighbouring occupiers.

It is therefore considered that the proposal would not result in an unacceptable impact on the amenity of the neighbouring occupiers and as such complies with Policy DMHB 11.

7.09 Living conditions for future occupiers

Residential Amenity of future occupiers

London Plan Policy 3.5 seeks to ensure that all housing developments are of the highest quality, both internally and externally and in relation to their context and the wider environment.

Policy DMHB 16 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. The standards require:

- 2 bed, three person unit on 1 storey should have a minimum of 61sqm
- 2 bed, four person unit on 1 storey should have a minimum of 70sqm
- 3 bed, five person unit on 2 storeys should have a minimum of 93sqm
- 3 bed, 6 person property on 3 storeys should have a minimum of 108sqm

Whilst the semi detached properties and units 1, 2 and 4 would comply with this standard, flat 3 would only achieve 91.5sqm against a requirement of 93sqm. However this is only

marginally below the required standard over 2 floors and it may be unreasonable to refuse the proposal on this basis only. It is therefore considered that the proposed flats would provide a satisfactory living environment for the future occupiers in compliance with the principles of adopted policy.

It is considered that all the proposed habitable rooms and those altered by the proposals would maintain an adequate outlook, ventilation and source of natural light in accordance with the requirements of Policy 3.5 of the London Plan 2016.

Policy DMHB 18 requires all new residential development to provide good quality and useable private outdoor amenity space. A 3 bed residential property would require amenity space of at least 60sqm. Whilst 1 unit would provide sufficient amenity space, the other would be marginally below this only achieving 56sqm, less than the requirement. With regard to the flats, this would require a 2 bed unit to have a minimum of 25sqm and for a 3 bed property 30sqm. This would require a total of 105sqm of amenity space. There is no communal garden facility although 3 of the units are shown to have private amenity space of 17.85sqm; 22.3sqm and 8.7sqm. This would be less than policy requirements. However it is noted that the application site is situated just 110m from a large recreation ground and it would be unreasonable to object to the proposal on this basis.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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 converted to 4 flats (1x1, 2x2 & 1x3 bedrooms) together with the construction of 2 three-bedroom town houses. The maximum standard requires 1-1.5 spaces per unit (up to 2 bedrooms in scale) with 2 spaces for the three bedroom units hence a total quantum of 9-11 spaces should be provided in order to comply with the adopted parking standard. Hence there is a deficit in provision with the 6 spaces proposed which equates to a 1:1 parking ratio per unit. However, it is noted that the existing consent was determined on the basis of the same parking ratio.

It is also noted that the surrounding residential catchment and road network exhibits certain characteristics which arguably support a marginally lower quantum of on-plot parking provision. The local area is covered by extensive daytime parking controls in the vicinity of the address which in the main operate between 9am to 6.30pm - Monday to Saturday which limits the likelihood of untoward parking displacement. Double yellow lines are also present at key junction locations further reinforcing this aspect.

When contextualising the above factors (including the existing consent) and facets of the surrounding local area, it is considered that the quantum of parking proposed is to an acceptable level.

Detail of parking allocation per unit is sought in order to secure the appropriate allocation of spaces. This aspect would be subject to a planning condition.

Electric Vehicle Charging Point (EVCP) Provision

In line with the emerging London Plan, within the final parking quantum there is a requirement for a minimum 20% 'active' EVCP provision with all remaining spaces (80%) being designated as 'passive' provisions. This would equate to 1 space designated as 'active' with the remaining 5 spaces acting as 'passive' provisions. This aspect can be

secured via planning condition.

Cycle/ Provision

In terms of cycle parking there should be a provision of at least 1 secure and accessible space for two bedroom units with 2 spaces for the larger three bedroom provisions. This equates to 9 spaces in total. This again should be secured via planning condition.

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

The Landscape Officer has advised that the site is occupied by a vacant two-storey pub, with parking to the rear, at the junction of Pinner Road and High Street, Northwood. The property has a car park to the rear which is accessed from the High Street. There is no soft landscape and there are no TPO's or Conservation Area designations affecting the site. The property lies within the area covered by Old Northwood Area of Special Local Character.

This application follows previous applications ref. 2019/2660. No trees or landscape features of merit will be affected by the proposal. The Landscape Officer has advised that the proposal introduces areas of soft landscaping to the front and side of the building and amenity space at both ground and first floor level. There are no objections to this proposal subject to the submission of landscaping details.

7.15 Sustainable waste management

Not relevant to this proposal.

7.16 Renewable energy / Sustainability

Not relevant to this proposal.

7.17 Flooding or Drainage Issues

The site lies within a critical drainage area and is identified as a site at risk of surface water flooding.

The current scheme reduces the overall level of built form on the site from that previously approved. Currently the whole site is covered by buildings or non porous areas of hardstanding, which increases the risk of surface water flooding within the site and surrounding area. The proposal would significantly reduce this, introducing approximately 162sqm of soft landscaping to the site. Other mitigation measures can also be provided to ensure that the new dwellings were not at increased risk of flooding and details for the provision of these measures is the subject of a SUDS condition.

7.18 Noise or Air Quality Issues

Not relevant to this proposal.

7.19 Comments on Public Consultations

The previous consent was for the demolition and redevelopment of the site. This proposal retains the existing building and converts it to 4 flats. The principle for development and other planning considerations are addressed appropriately within the main body of the report.

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 £65 per sq metre.

7.21 Expediency of enforcement action

Not relevant to this proposal.

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 proposal 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).

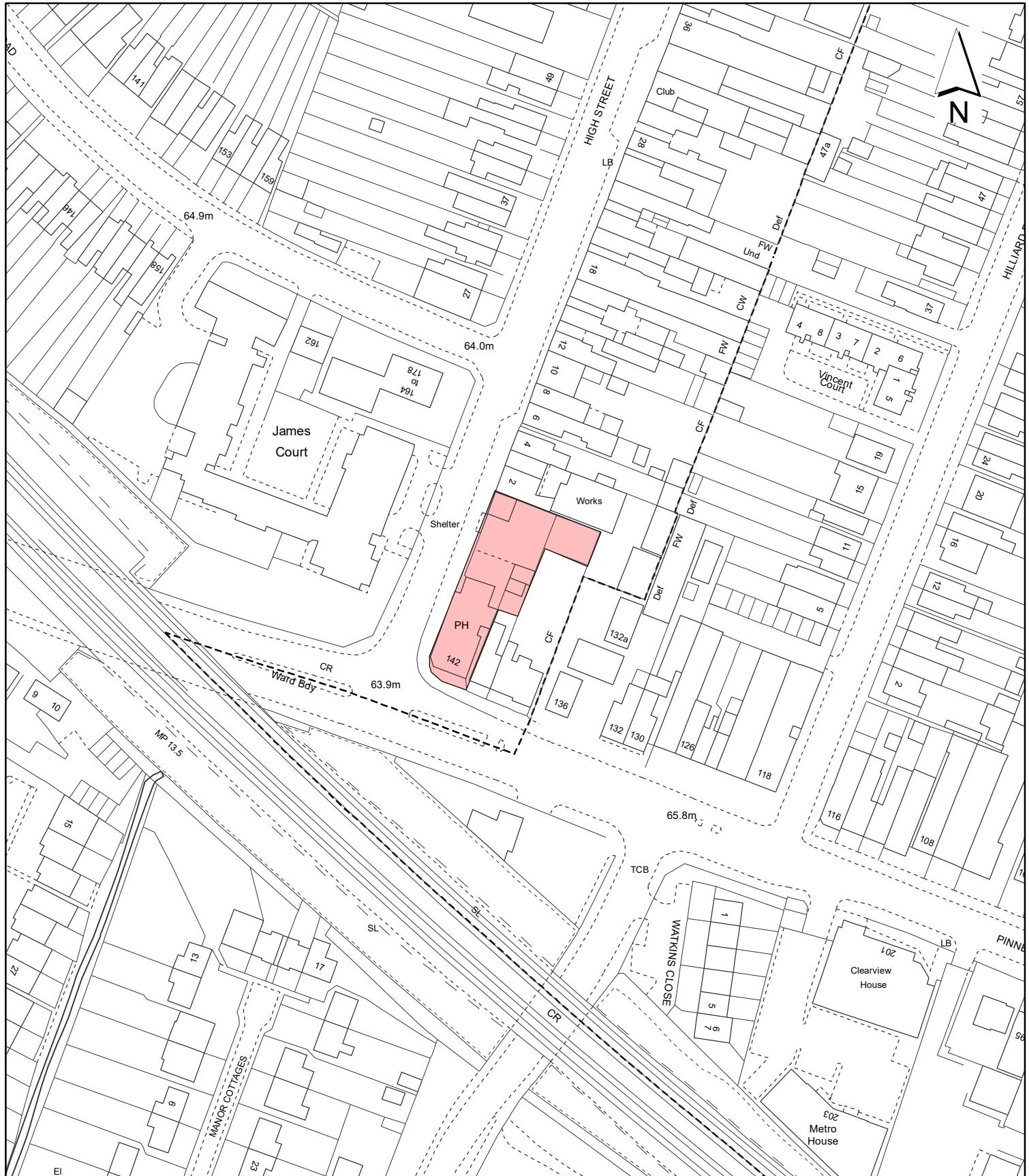
The London Plan (2016).

Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**THE OLDE NORTHWOOD
PH 142 PINNER ROAD
NORTHWOOD**

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

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

Planning Application Ref:

73773/APP/2020/3002

Scale:

1:1,250

Planning Committee:

North Page 194

Date:

February 2021



HILLINGDON
LONDON

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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

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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 15

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of the Local Government Act 1972 (as amended).

Agenda Item 16

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Plans for North Applications Planning Committee

Wednesday 17th February
2021



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 16 MURRAY ROAD NORTHWOOD

Development: Two storey rear extension and enlargement of habitable roofspace to include 2 rear dormers, 3 side rooflights, central roof lantern and alterations to elevations

LBH Ref Nos: 4626/APP/2020/3048

Drawing Nos:



20m
10m
5m
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SCALE BAR 1:200

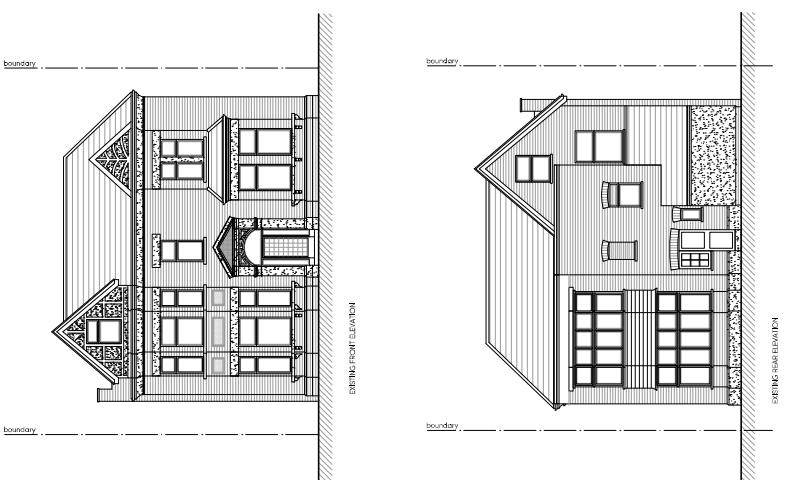
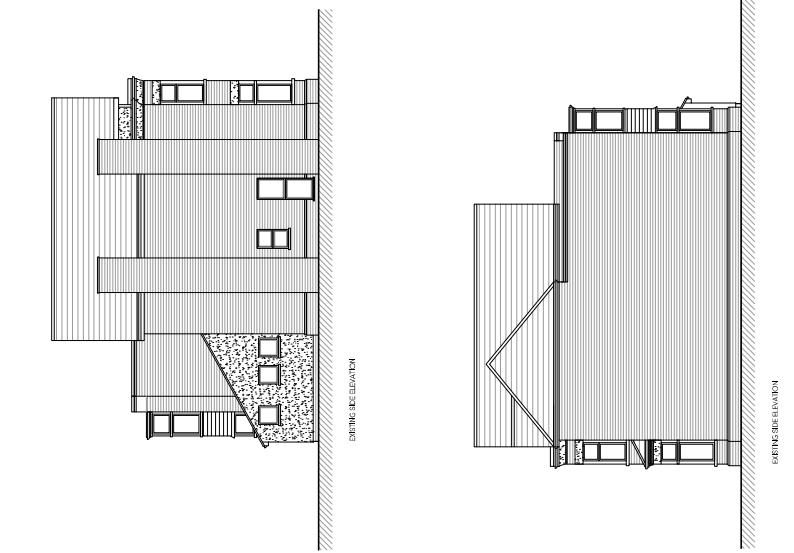
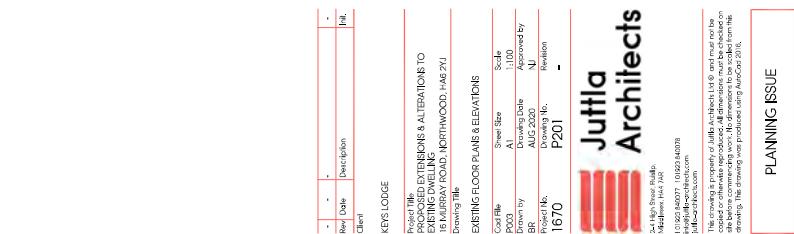
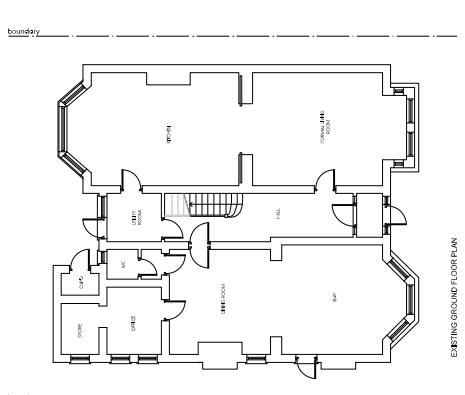
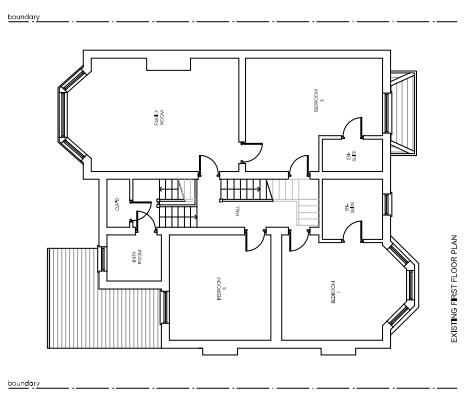
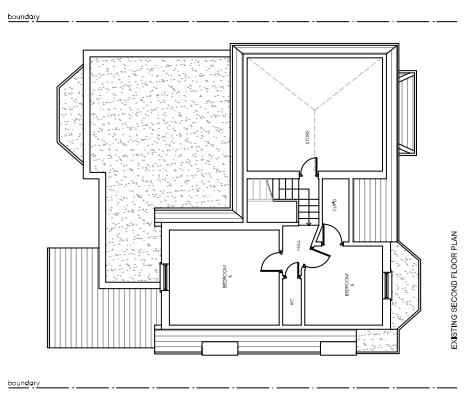
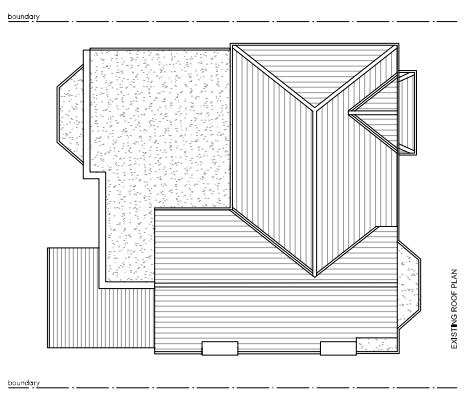
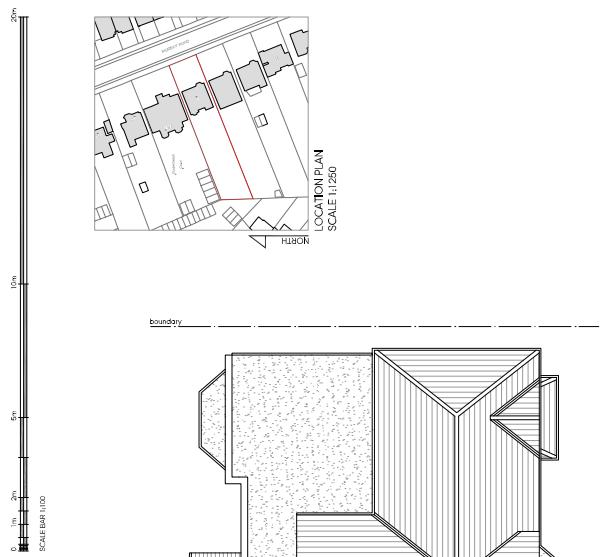


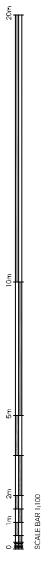
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Client			
KEYS LODGE			
Project Title PROPOSED EXTENSIONS & ALTERATIONS TO EXISTING DWELLING 16 MURRAY ROAD, NORTHWOOD, HA6 2YJ			
Drawing Title EXISTING BLOCK PLAN			
Sheet Size A4			
Scale 1:200			
Approved by N			
Drawing No. P102			
Project No. 1670			
Revision -			



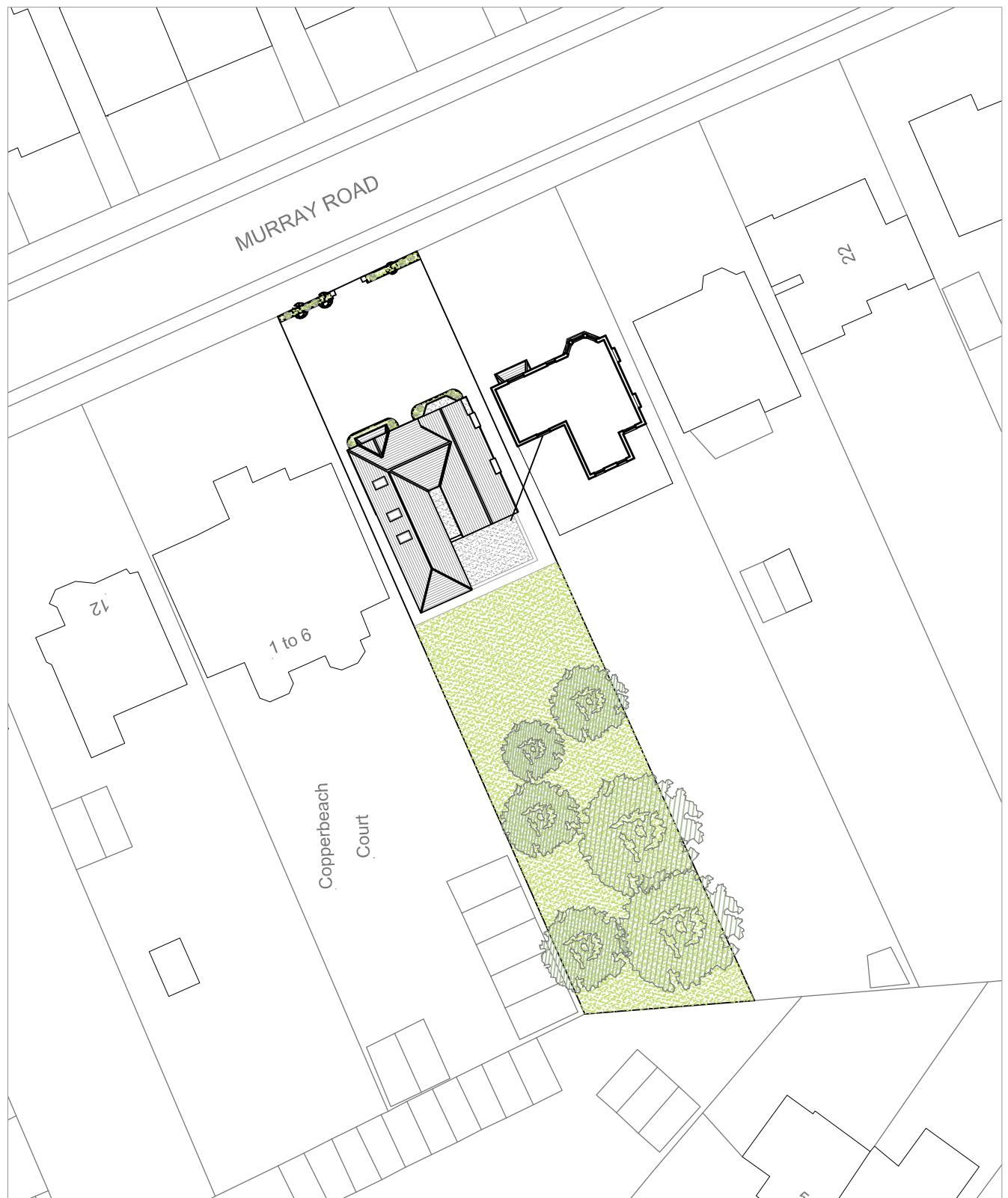
24 High Street, Edgbaston,
Birmingham, B16 2AB
01923 840077 / 01923 840078
info@juttlia-architects.com
juttlia-architects.com

PLANNING ISSUE





20m
10m
0 2m 4m
SCALE BAR 1:200



A	24/11/20	TO SUIT CASE OFFICER COMMENTS
Rev	Date	Description
BR		Init

KEY LODGE

Project Title	PROPOSED EXTENSIONS & ALTERATIONS TO EXISTING DWELLING	
	16 MURRAY ROAD, NORTHWOOD, HA6 2YJ	
Drawing Title		
Client		

PROPOSED BLOCK PLAN

Cad File	Sheet Size	Scale
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Drawn By		Approved by
BR	AUG 2020	N
Project No.		Revision
16/0		A
P103		

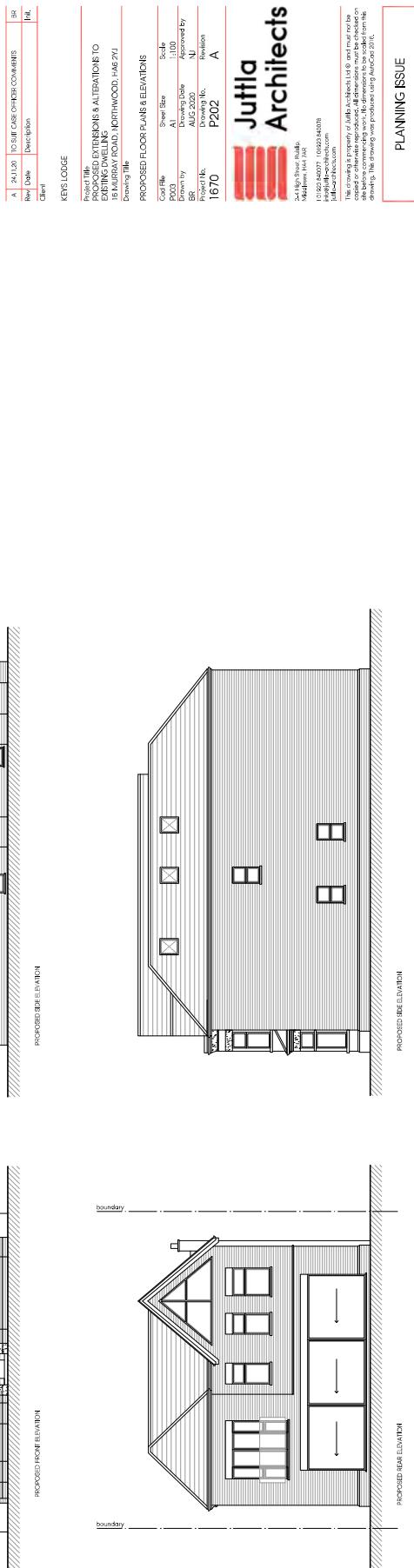
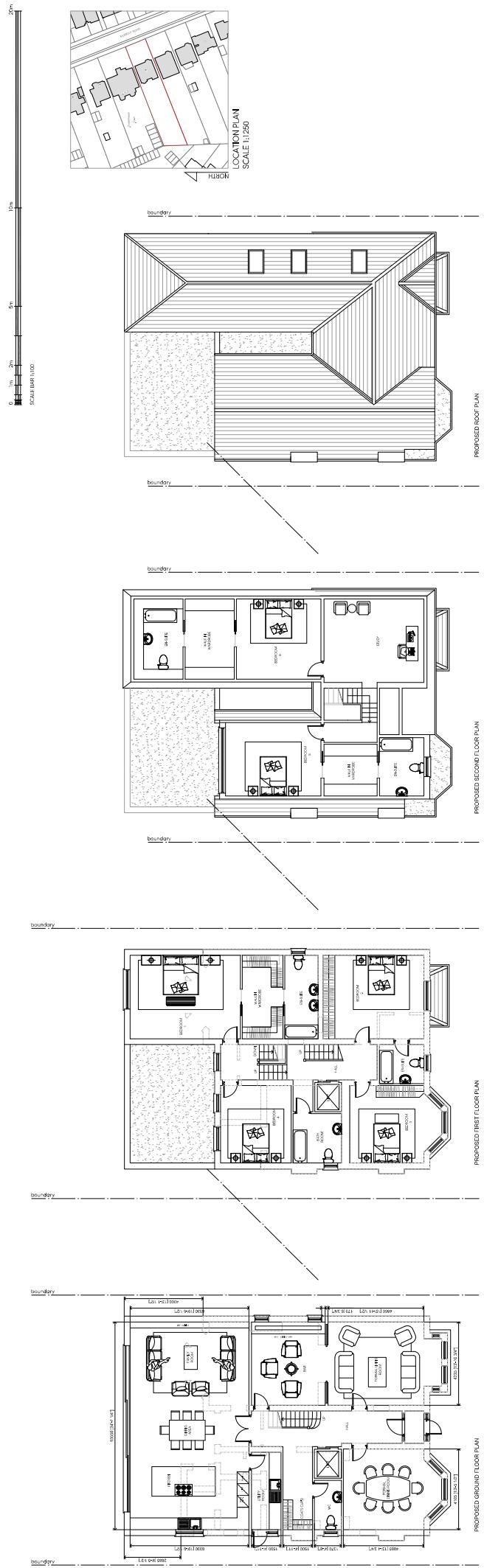


24 High Street, Edgware, Middlesex, HA8 4AA
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PROPOSED BLOCK PLAN

PLANNING ISSUE





Notes:

Site boundary

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100019283

Site Address:

**16 MURRAY ROAD
NORTHWOOD**

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

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

Planning Application Ref:

4626/APP/2020/3048

Scale:

1:1,250

Planning Committee:

North Page 235

Date:

February 2021



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 4 WOODSIDE ROAD NORTHWOOD MIDDLESEX

Development: Erection of a garden shed to rear

LBH Ref Nos: 73105/APP/2020/3521

Drawing Nos:

1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.

2. All work is to comply with current Building Regulations and allied legislation.

3. All contractors and sub-contractors must ensure that they have the latest issue of this drawing and details before the commencement of work on site.

4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.

5. All works on site, managed and implemented as a result of the designs indicated on this drawing, are to be given full consideration for compliance with the Health and Safety LDM Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.

6. All dimensions shown in millimetres.

7. Footprint of buildings shown at 0m above ground level.

LANDSCAPE SPECIFICATION

Landscape generally to be carried out in accordance with BS4428. All new trees to be supplied as selected standard calibre, otherwise noted. Overall height 3.0-3.5m and 1.8-2.1m straight stem to BS3956 Part 1 1992. Trees supplied with barrowels with polythene wrapping or as noted otherwise, and planted in a min of 3.0 litres peat. Planting beds to be excavated and lined with screened topsoil enriched with peat free compost/fertiliser or similar mature 50mm deep, top dressed with 50mm deep forest bark mulch.

Site to be cleared of all builders rubble and excavated levelled and filled before planting commences. Front gardens to be turfed and rear gardens seeded. All turfing to BS3956 1990.

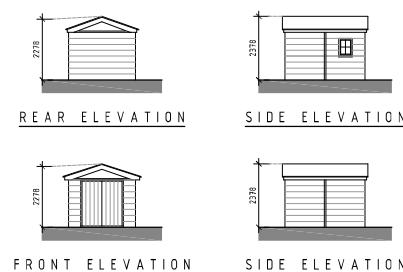
Perennial weeds are to be treated with translocated herbicide during growing season (spot treated).

Tree and shrub planting to BS3956 Part 1 1992. Tree protection to be carried out in accordance with BS5831. Sub-soil areas below planting to be de-compacted before planting commences.

DRIVEWAY SPECIFICATION

Driveways to be finished with Marshalls Priora grey permeable concrete pavers, fitted with brindle Pavers border & concave brindle edging bedded on 50mm sharp sand on GEOTEXTILE membrane & 6-20mm graded aggregate sub-base on geotextile membrane on compacted sub-grade to falls.

Crossover to be finished in black tarmac. Construction specification in accordance with local authorities requirements.



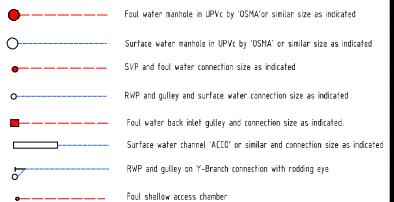
PROPOSED SHED - SCALE 1:100

MANHOLE SCHEDULE FOR PLOTS						
REF	COVER LEVEL	INVERT LEVEL	DEPTH	TYPE	COVER	REMARKS
F0	81/2	80/2	1000	-	-	EXISTING MANHOLE
F1	-	81/17	-	B	M	F1 TO F0 - 1: 60 FALLS
F2	82/0	81/65	1040	A	M	F2 TO F1 - 1: 60 FALLS
F3	82/27	81/465	0.810	A	M	F3 TO F2 - 1: 60 FALLS
F4	82/35	81/800	0.550	A	M	F4 TO F3 - 1: 60 FALLS
F5	82/65	81/650	1000	B	M	F5 TO F3 - 1: 60 FALLS
F6	82/35	81/128	0.622	A	M	F6 TO F5 - 1: 60 FALLS
F7	82/35	81/800	0.550	A	M	F7 TO F6 - 1: 60 FALLS
S1	82/35	81/85	0.500	A	L	S2 TO S1 - 1IN 60 FALLS
S2	82/35	81/25	1.100	A	L	S1 TO EXISTING DRAINAGE

MANHOLE TYPES
 A - INSPECTION CHAMBERS LESS THAN 10M DEEP MANUFACTURED BY OSMA OR SIMILAR APPROVED
 B - CIRCULAR OR RECTANGULAR CONCRETE SUPPORTED BY 150MM CONCRETE BASE

COVER TYPES
 L - LIGHT DUTY M - MEDIUM DUTY H - HEAVY DUTY EX - EXISTING

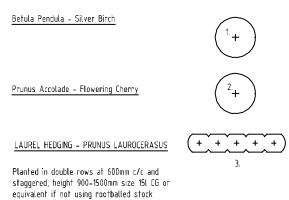
DRAINAGE LEGEND



LEGEND



PLANTING LEGEND

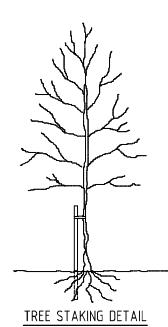


Planted in double rows at 500mm c/c and staggered height 900-1500mm size 18 CG or equivalent if not using rootball stock

D	15-01-2021	Shed height adjusted
C	10-11-2020	Shed floor plan added
B	07-09-2020	Shed added
A	06-11-2017	Drainage re-designed

rev	date	description
scale	1:100	date 01 / 01 / 2016
drawing no	1251 / BR / 101C	drawn: AT
project	4 WOODSIDE ROAD, NORTHWOOD, MIDDLESEX, HA6 3QE	
client	MR VIJEN SHAH	

print history	Monday, 11 January, 2021 11:44:26
2.2.2020 10:51:00 1. WORKER READ-XDC 2020-01-20	



TREE STAKING SPECIFICATION

For selected standard trees o/a height 3.0-3.5m. Support using stakes extending to 1.00-1.2m above ground and 0.6-0.75m below ground level (depending on ground conditions).

Supported by single non reinforced tie 75mm from top of stake.

Remove stake on onset of or during the second growing season after planting.

SITE LAYOUT PLAN - SCALE 1:100

Landscaping generally to be carried out in accordance with BS4428. All new trees to be supplied as selected standard calibre, otherwise noted. Overall height 3.0-3.5m and 1.8-2.1m straight stem to BS3956 Part 1 1992. Trees supplied with barrowels with polythene wrapping or as noted otherwise, and planted in a min of 3.0 litres peat. Planting beds to be excavated and lined with screened topsoil enriched with peat free compost/fertiliser or similar mature 50mm deep, top dressed with 50mm deep forest bark mulch.

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Crossover to be finished in black tarmac. Construction specification in accordance with local authorities requirements.

7. Footprint of buildings shown at 0m above ground level.

8. All dimensions shown in millimetres.

9. Footprint of buildings shown at 0m above ground level.

10. Footprint of buildings shown at 0m above ground level.

11. Footprint of buildings shown at 0m above ground level.

12. Footprint of buildings shown at 0m above ground level.

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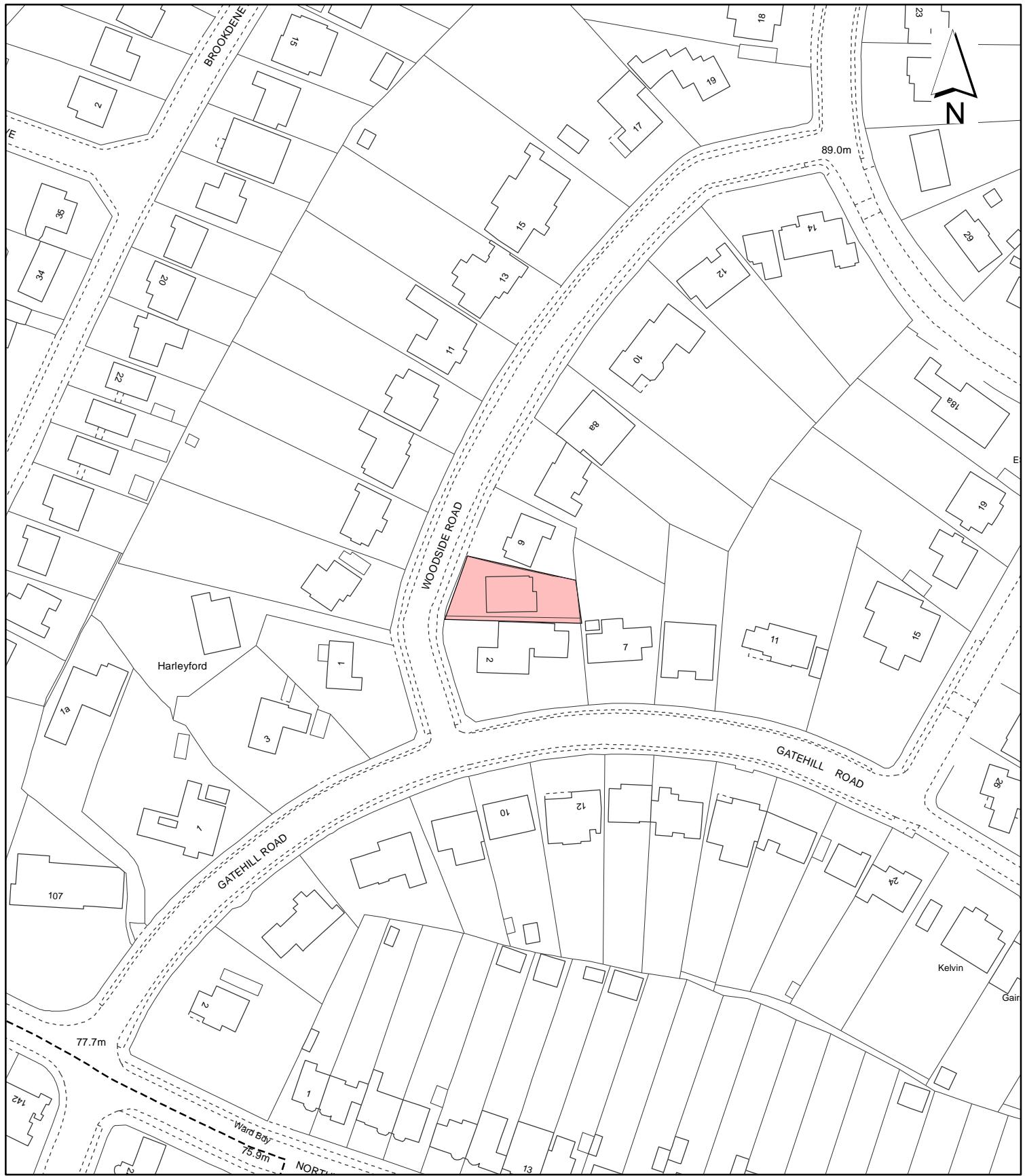
133. Footprint of buildings shown at 0m above ground level.

134. Footprint of buildings shown at 0m above ground level.

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Notes:

 Site boundary

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Site Address:

**4 WOODSIDE ROAD
NORTHWOOD
MIDDLESEX**

**LONDON BOROUGH
OF HILLINGDON**

Residents Services
Planning Section

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

Planning Application Ref:

73105/APP/2020/3521

Scale:

1:1,250

Planning Committee:

North Page 239

Date:

February 2021



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address THE SIX BELLS PH DUCKS HILL ROAD RUISLIP

Development: Proposed barn extension to provide an extended dining area at ground floor and 8 no. guest rooms at first floor, adding a guest house use to the existing public house/restaurant to create a mixed use (Sui Generis), with associated works and landscaping.

LBH Ref Nos: 14387/APP/2020/4126

Drawing Nos:

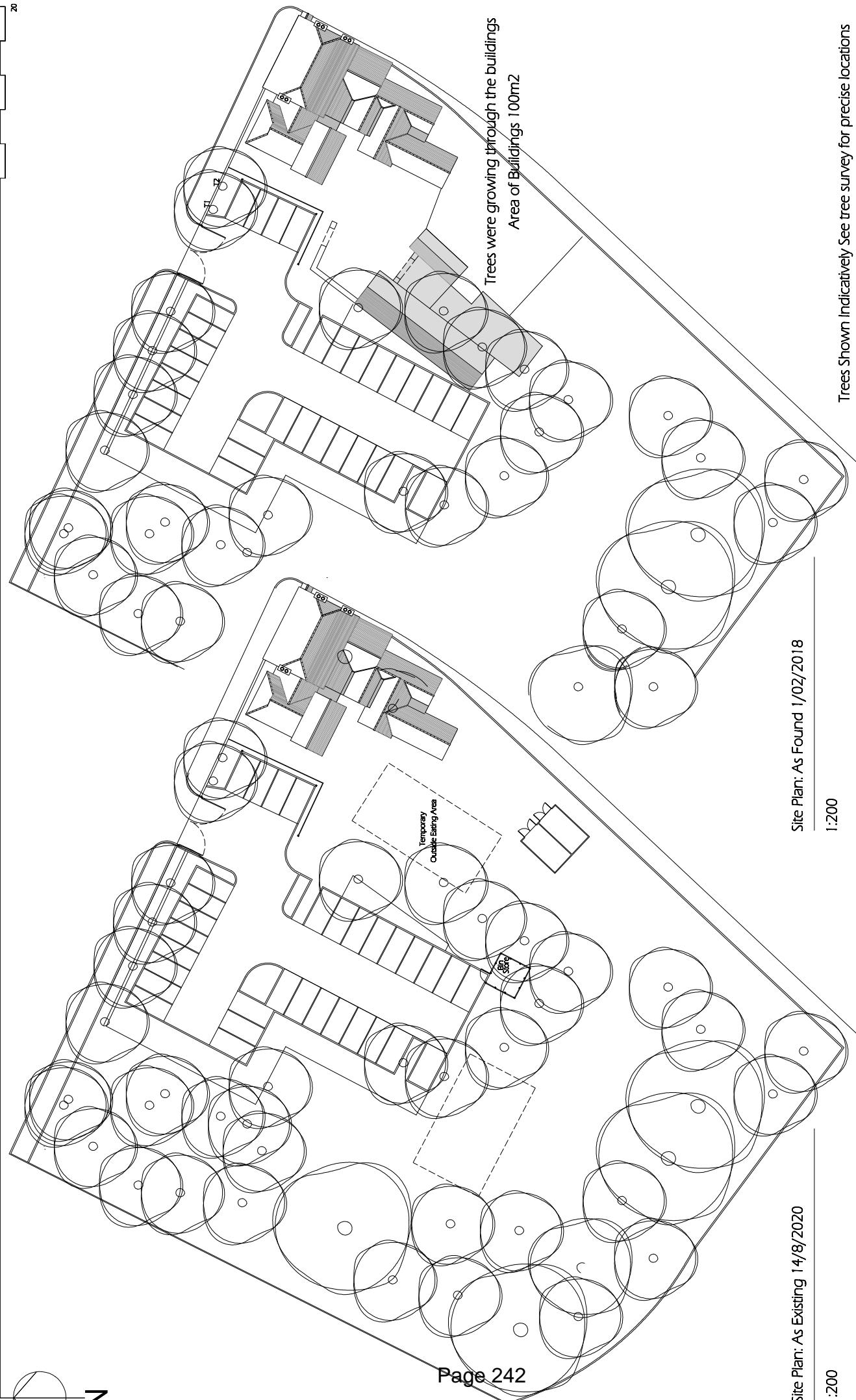
Six Bells, Ducks Hill Road, Northwood, Hillingdon, HA4 7TP



Site Plan shows area bounded by: 508271.09, 188944.92 508471.09, 189144.92 (at a scale of 1:1250), OSGridRef: TQ 8378904. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Site Plan: As Existing 14/8/2020

1:200

Site Plan: As Found 1/02/2018

1:200

Ref: A
 Description: As Existing & As Found 14/8/2020
 Drawing No: VSA/20/1-001A

Draw:	1/02/21	Drawing Title:	Site Plan
Project:	VSA/20/11	Restaurant Refurbishment, Inn Extension	
Project Ref.:	1/200 @ A1		
Scale:			
Date:	12/12/2020	Dimension:	MMS

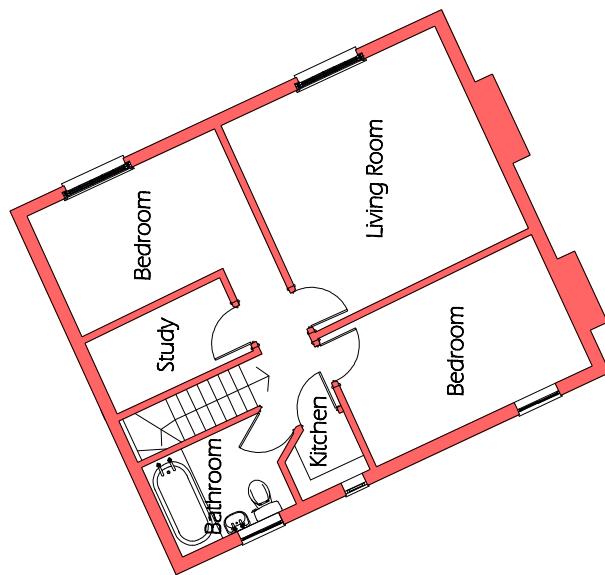
As Existing & As Found 2018
 Restaurant Refurbishment, Inn Extension
 Drawing No: VSA/20/1-001A

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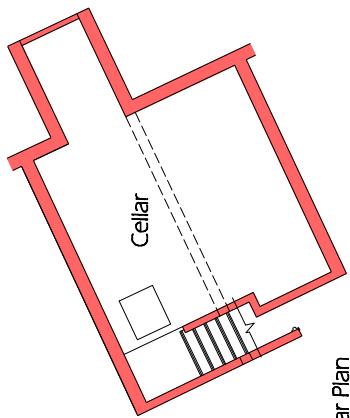
VERNON SMITH

Basics Ltd
 Cross Team
 103 High Street
 Ruislip
 Middlesex HA4 1DF

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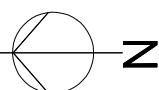
1:50



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Page 244
1:50



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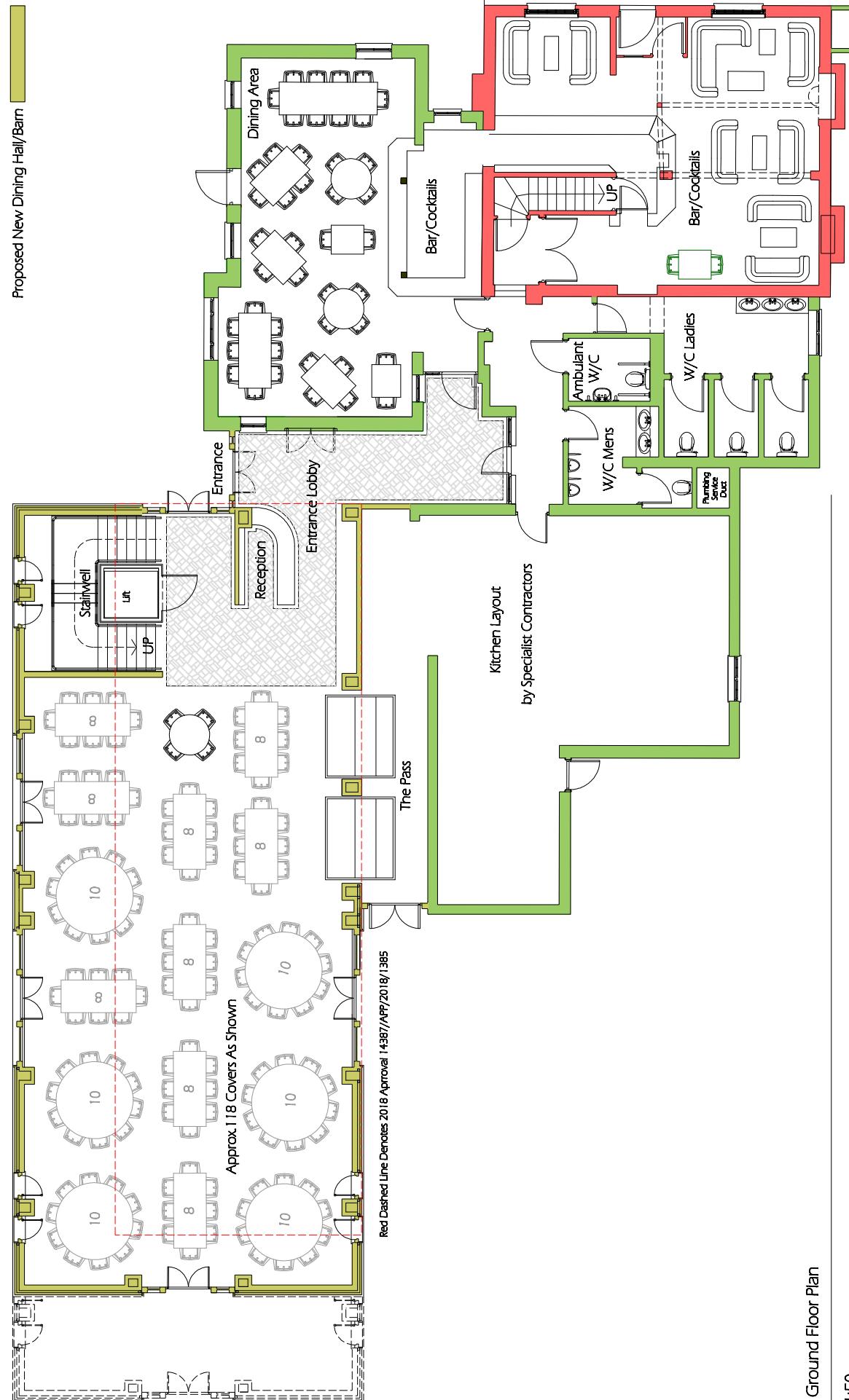
VERNON SMITH
S a s o c i a t e s
Cross Barn
103 High Street
Roxby
Bedfordshire MK44 1DF

As Existing
Restaurant Refurbishment & Inn Extension
Drawing No. VSA/20/11-002A

Root Ground, First & Cellar Floor Plans
Duck Hill Road
VSA/20/11
1:50 @ A1
Scale:
Date: 12/12/2020
Drawing No. VSA/20/11-002A

Ref: A
Description: Additions to Cellar room to Stables building

Plan form reduced by 3.0 in length following advice from the Local Planning Authority
 (Dashed line denotes refused applications 14387/APP/2020/2275 & 2776



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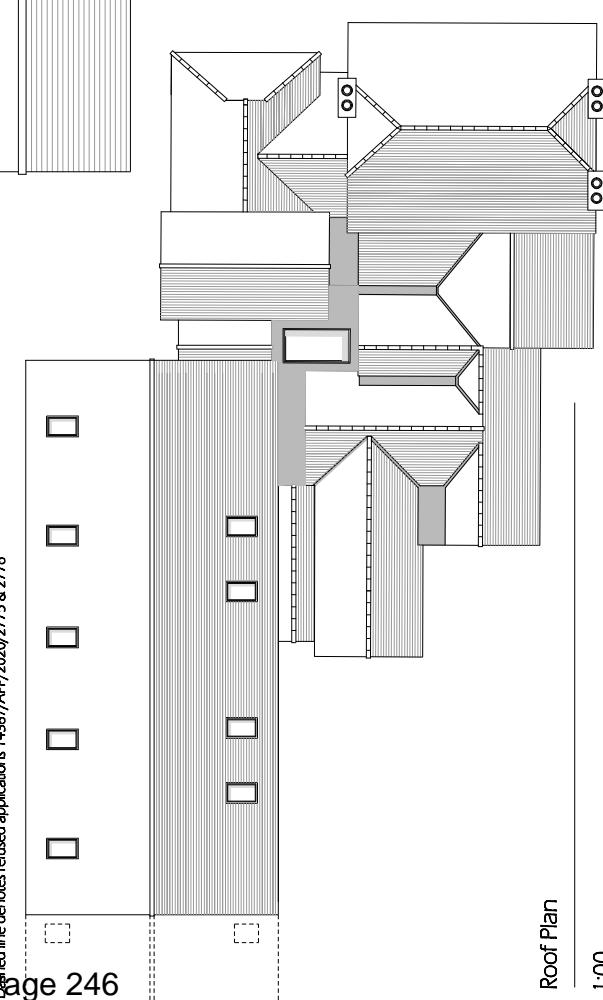
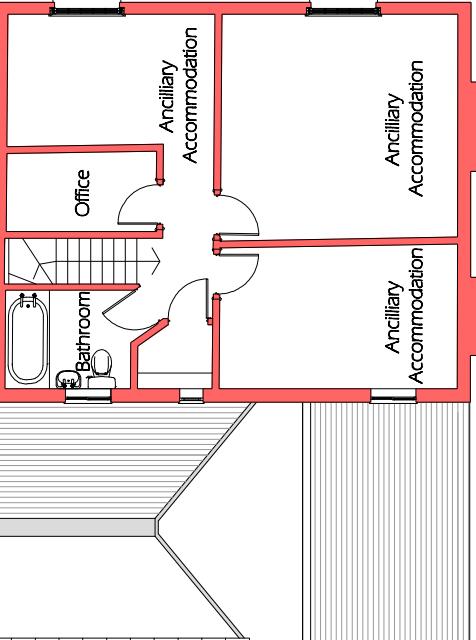
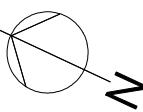
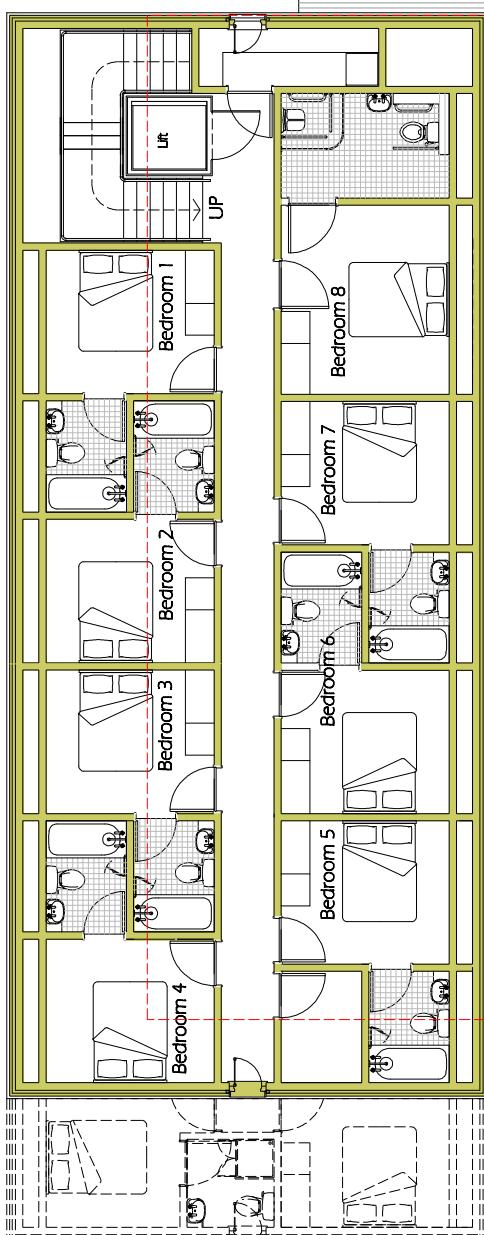
VERNON SMITH
 Associates
 Cross Barn
 103 High Street
 Rodey
 Bedfordshire MK44 1DF

As Proposed
 Restaurant Extension
 Drawing No. VSA/20/11-007A
 Drawing: MWS
 Date: 27/02/2018
 Project: VSA/18/04
 Scale: 1:50 @ A1
 Date:

Ref: A
 Description: Addition of existing C20th boiler room to Stairwell building

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-5

Late C18th Fabric
Various Construction Phases to Late C20th
Proposed New Dining Hall/Barn



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Any alterations must be referred to the architect
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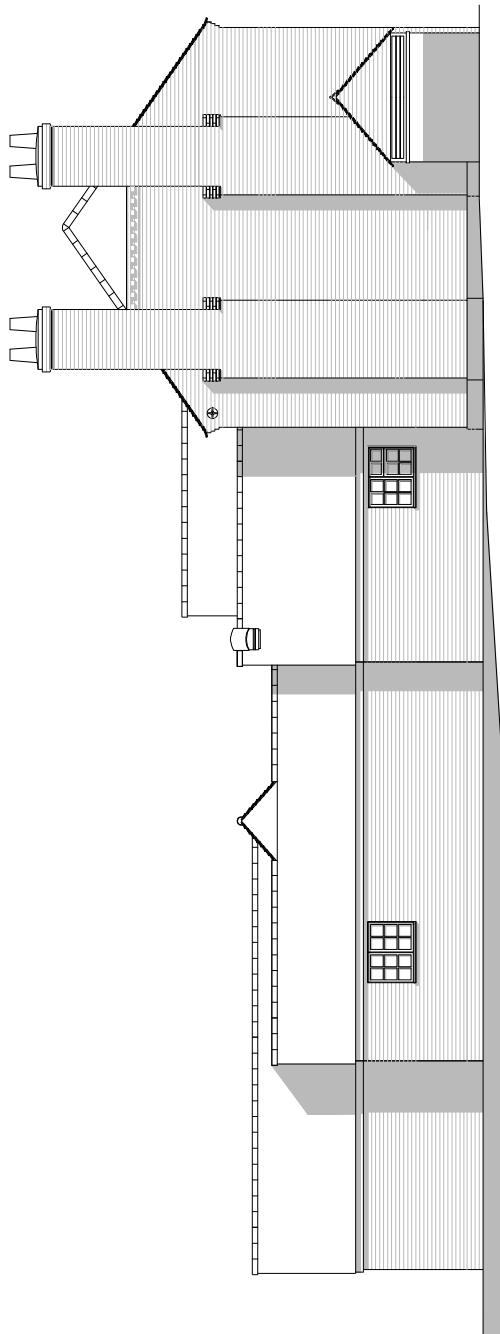
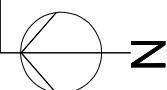
As Proposed
Restaurant Refurbishment
Drawing No.: VSA20/11 - 008

First Floor & Roof Plans
Duck Hill Road
VSA18/04
1:50 @ A1
Scale:
Date: 27/02/2018
Drawing No.: VSA20/11 - 008

Drawing Title:
Project: First Floor & Roof Plans
Project Ref.: VSA18/04
Scale:
Date:

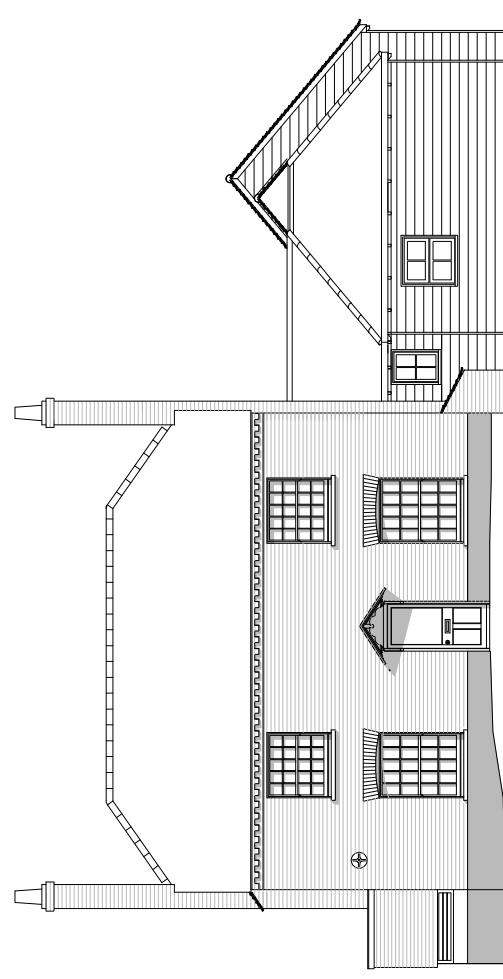
Ref.: _____
Descriptor: _____

VERNON SMITH
S a s o c i a t e s
Croston Barn
103 High Street
Roxby
Bedfordshire MK44 1DF



South East Elevation

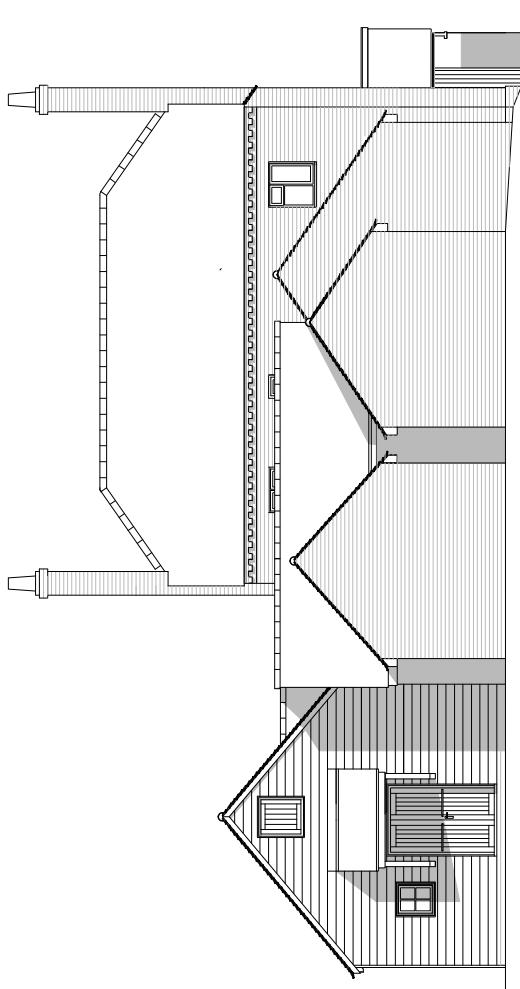
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North East Elevation (Front)

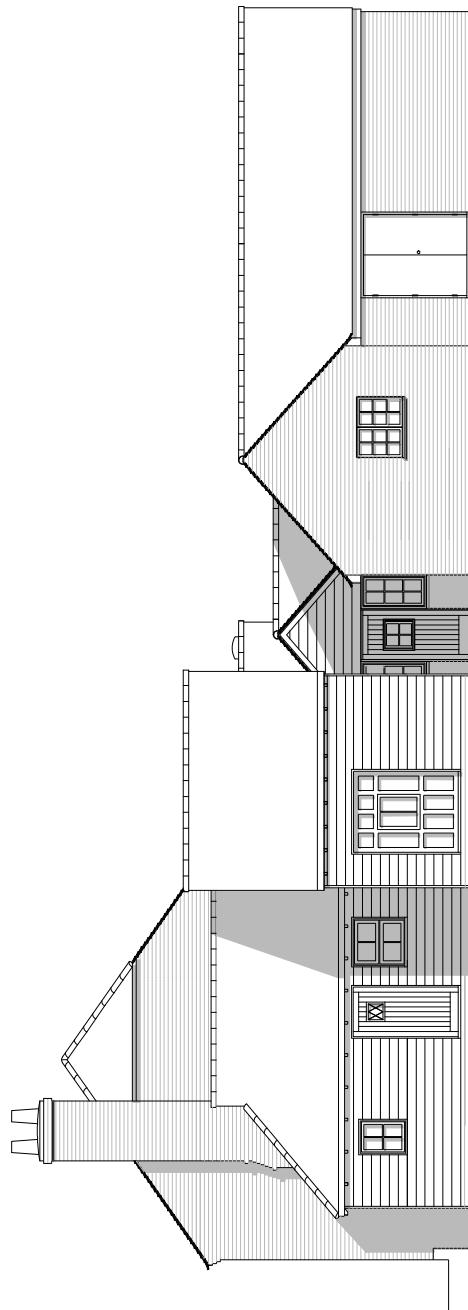
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Ref:	Description:	Date:	Drawing Title:	As Existing	Restaurant Refurbishment & Inn Extension	VERNONSIMITH G a s o c i a t e s
			Project:	North East and South West Elevation		Crookham
			Project Ref:	Duck Hill Road		103 High Street
			Scale:	VS-A20/11		Rossety
			Date:	1:50 @ A1	Drawing No: VSA20/11 - 003	Bedfordshire MK44 1DF
						Do not rely upon dimensions detailed from this drawing for construction purposes Any differences must be referred to the Architects as soon as possible The contents of this drawing remain the copyright of Vernon Smith and Associates Tel: 01234 708630



South West (Rear) Elevation

150

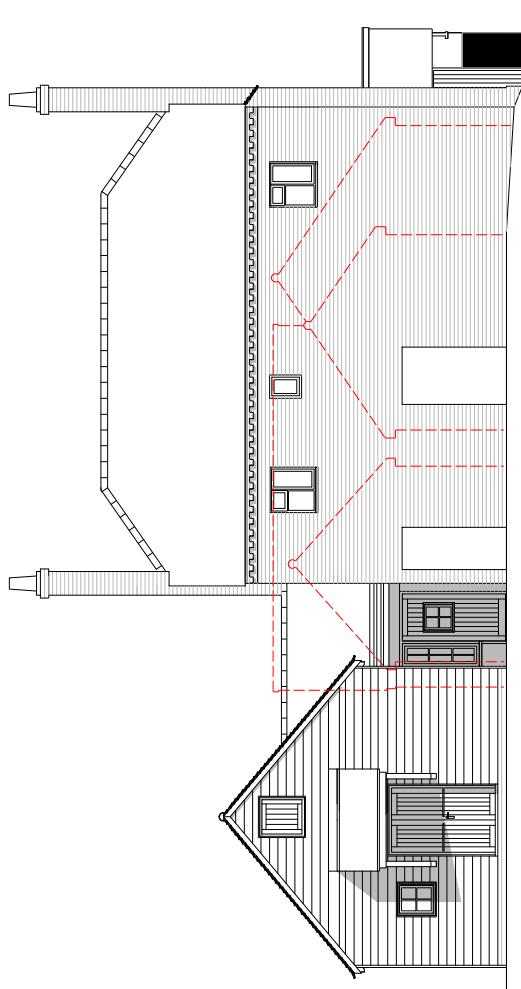


North West Elevation (To Car Park)

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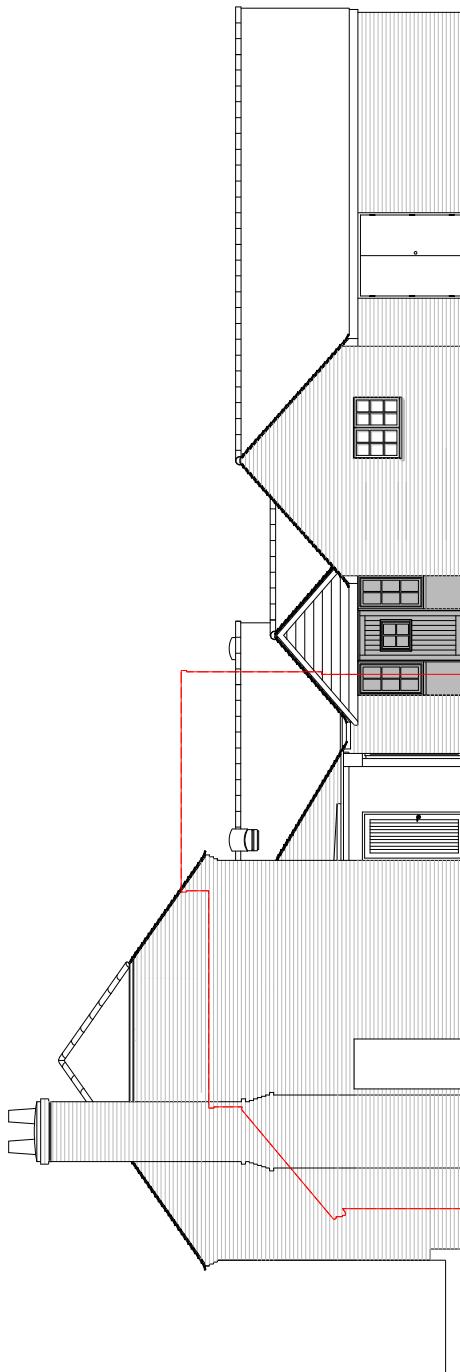
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South West Elevation (C20th Additions Removed)

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Page 249

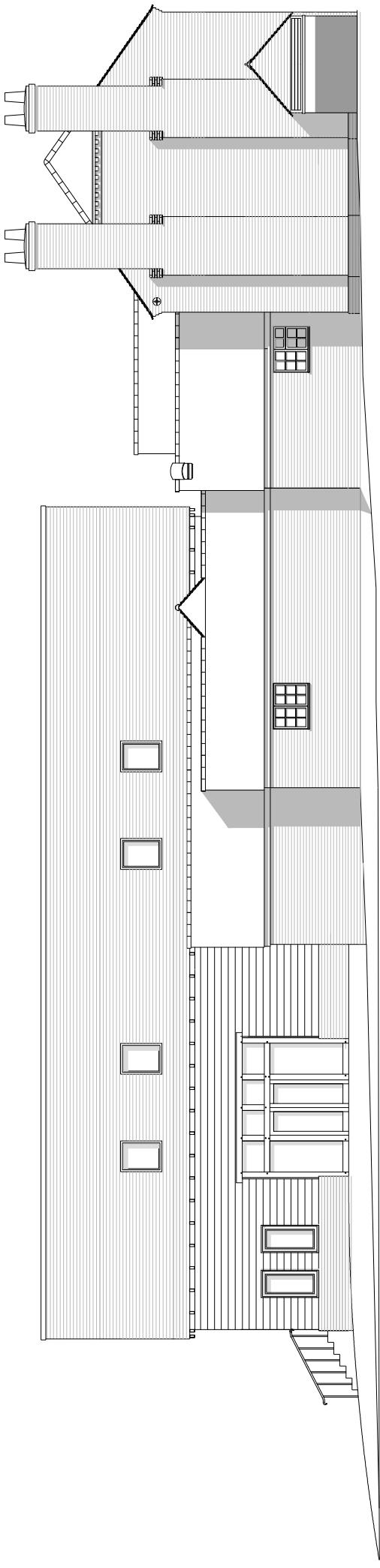


North West Elevation (C20th Additions Removed)

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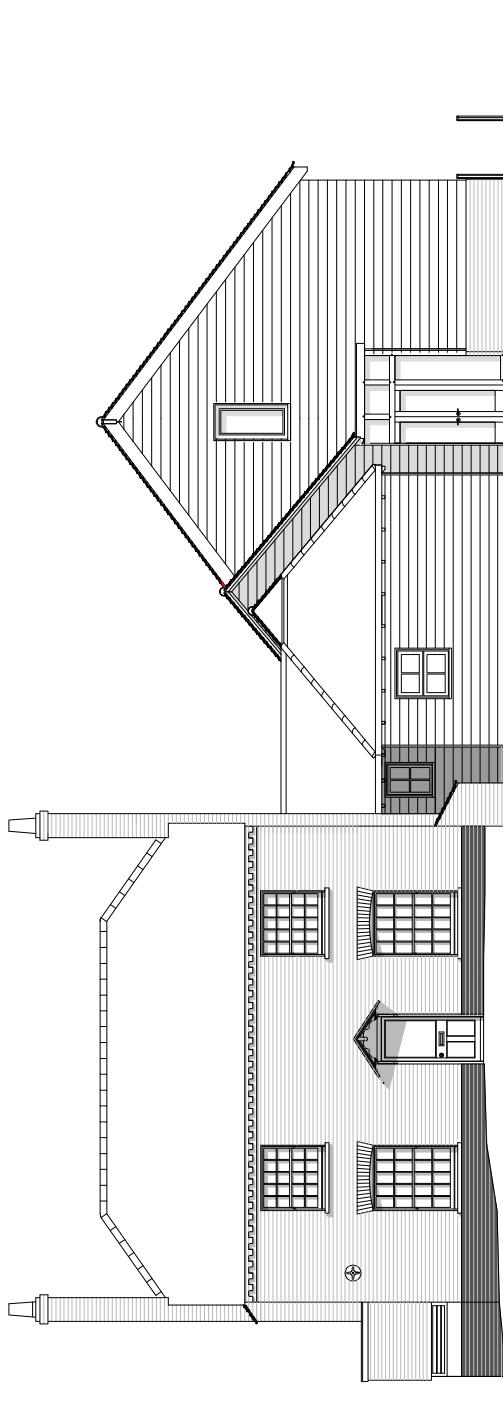
Ref:	Description:	Date:	Drawing Title:	As Existing
			Project:	North East and South West Elevations (Later Additions Removed)
			Project Ref:	Duck Hill Road
			Scale:	VS-A20/11
			Date:	1:50 @ A1
				12/12/2020
				Drawing No: VSA20/11 - 005
				Veron Smith Associates
				Crookham
				103 High Street
				Rossety
				Bedfordshire MK44 1DF

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1:50

Page 250



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As Proposed
Restaurant Refurbishment
Drawing No. VSA20/11-010

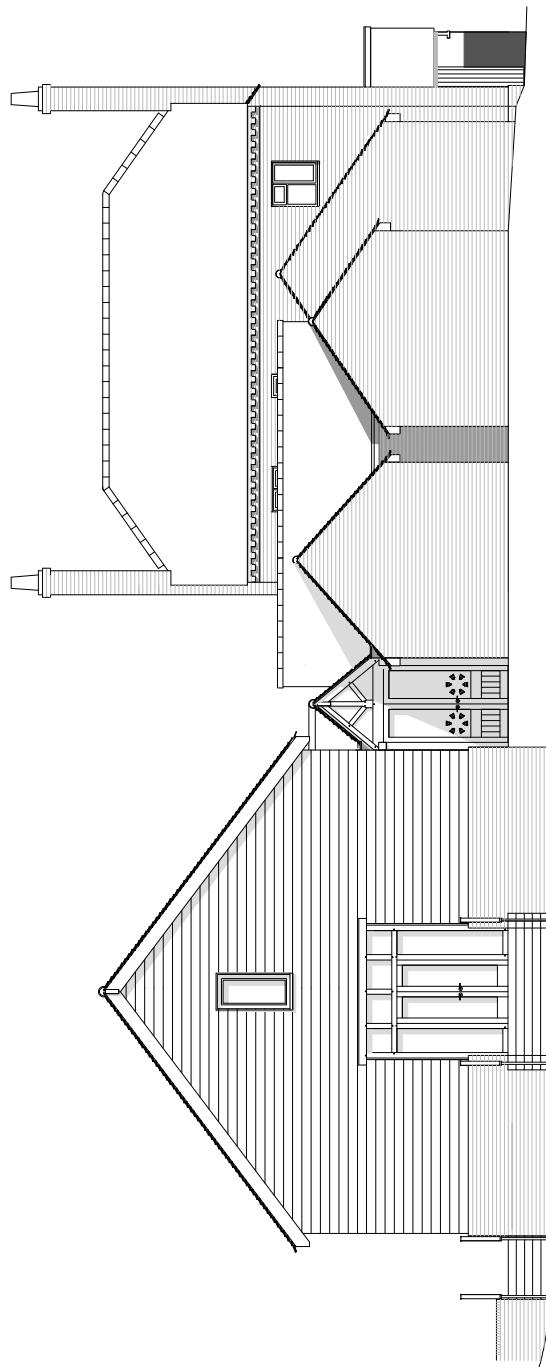
Elevations (Building Complex)
Duck Hill Road
VSA20/03
1:200 & A1
09/04/2020
Drawing MWS

Ref:	Description:

Rev:	Date:	Drawing Title:
		Project:
		Project Ref:
		Scale:
		Date:

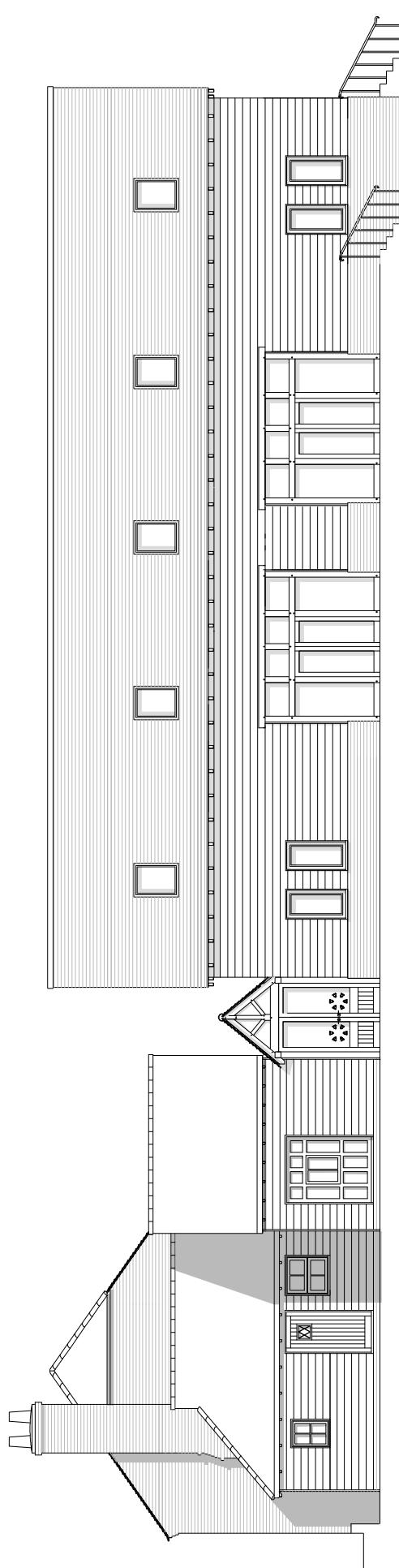
VERNON SMITH
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Crockern
103 High Street
Roxby
Bedfordshire MK44 1DF

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South West Elevation

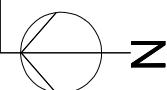
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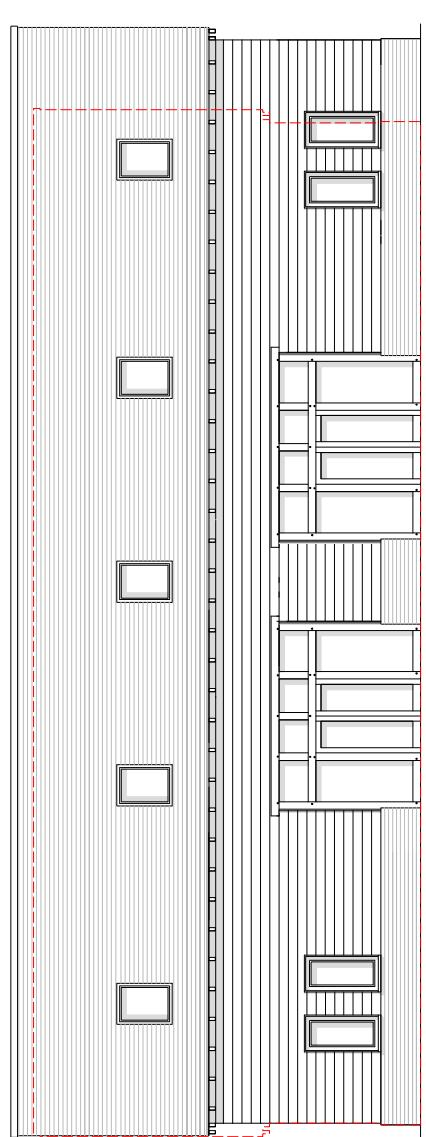
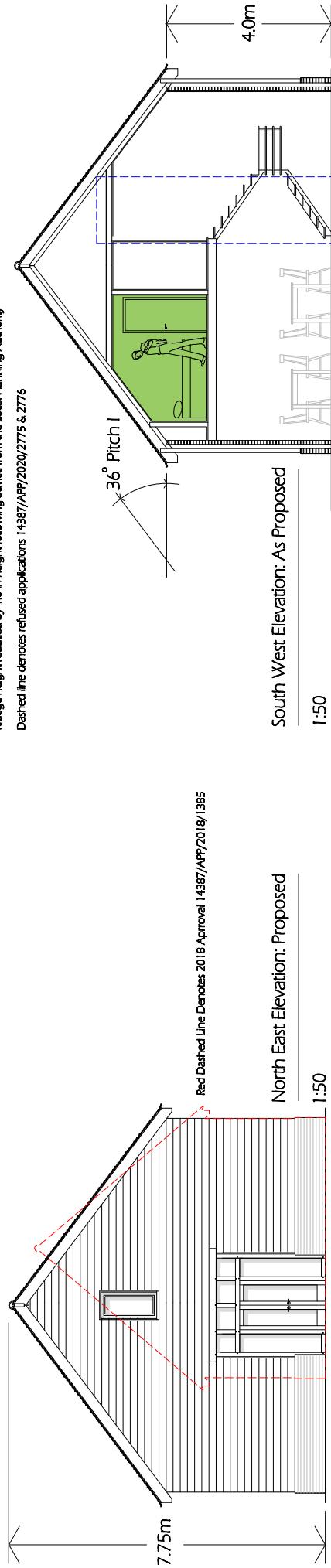


North West Elevation

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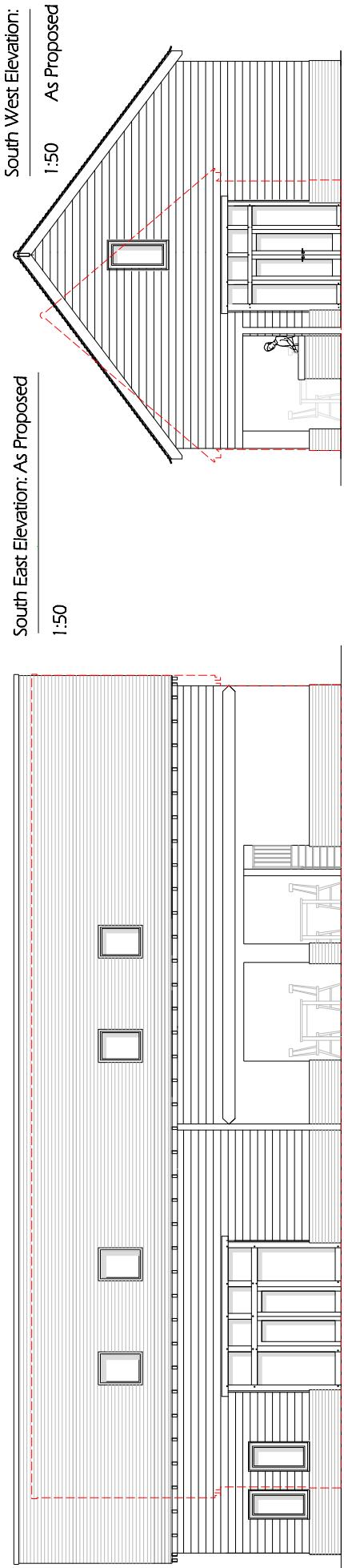
Ref:	Description:	Date:	Drawing Title:
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			Project Ref: VS20/03
			Scale: 1:50 @ A1
			Date: 09/04/2020
			Dimension: MWS
			Drawing No. VS20/11-011
			Ref: 01234 708630
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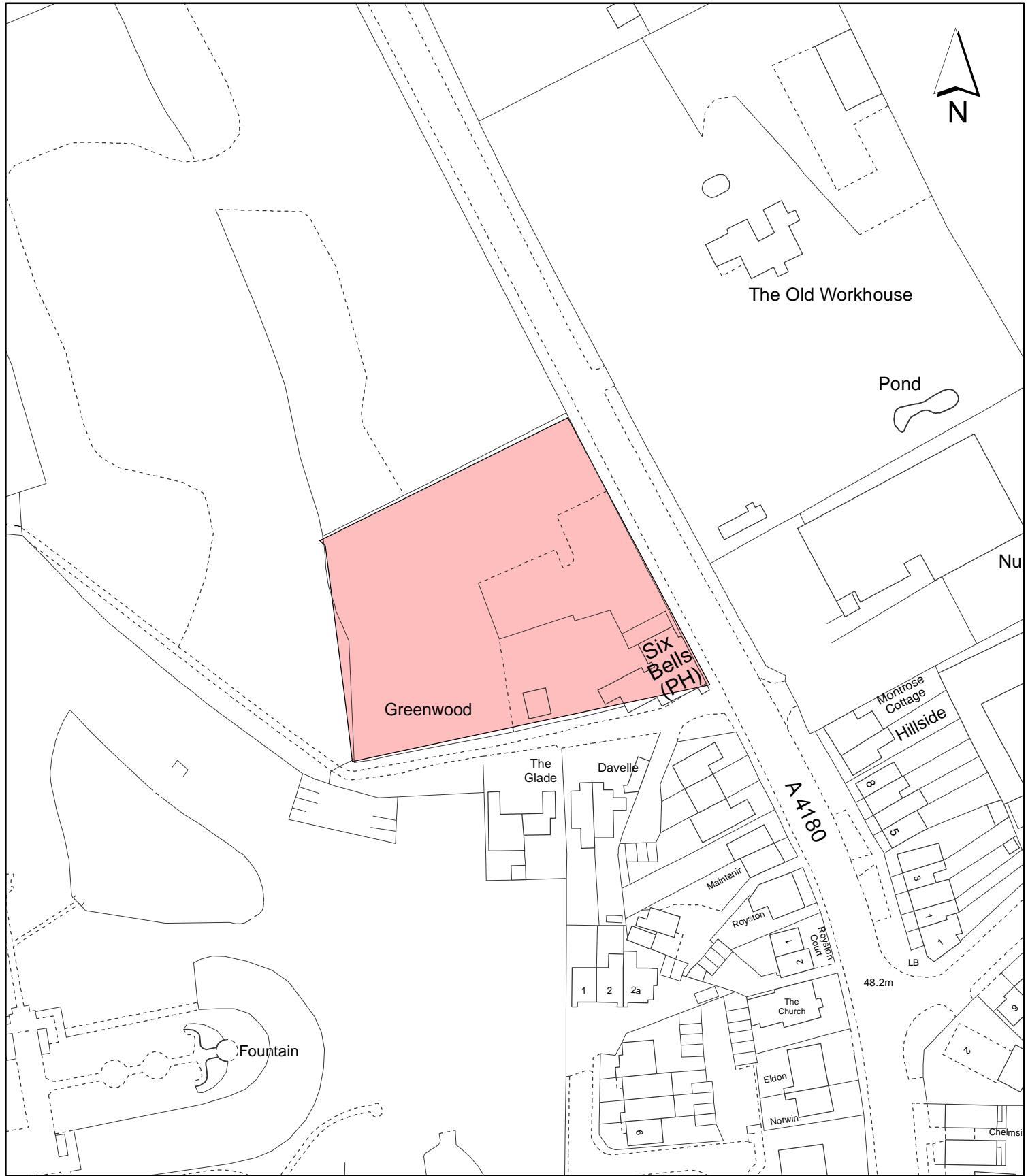


North East Elevation: Proposed

1:50



Ref:	Description:		
Date:	Drawing Ref:	Project Ref:	Building Ref:
		VS-A20/03	Elevations Barn (Extension)
		1:50 @ A1	Duck Hill Road
		10/12/2020	Ref: 01234 708630
			Vernon Smith Goldsen 103 High Street Roxby Bedfordshire MK44 1DF
			Do not use open dimensions as called from this drawing For construction purposes Any discrepancies must be referred to the architect The contents of this drawing are the copyright of Vernon Smith and Associates Ref: 01234 708630
			Drawing No. VS-A20/11 - 009



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Site Address:

**THE SIX BELLS PH
DUCKS HILL ROAD
RUISLIP**

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

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

Planning Application Ref:

14387/APP/2020/4126

Scale:

1:1,250

Planning Committee:

North Page 253

Date:

February 2021



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address THE SIX BELLS PH DUCKS HILL ROAD RUISLIP

Development: Proposed barn extension to provide an extended dining area at ground floor and 8 no. guest rooms at first floor (Application for Listed Building Consent)

LBH Ref Nos: 14387/APP/2020/4128

Drawing Nos:

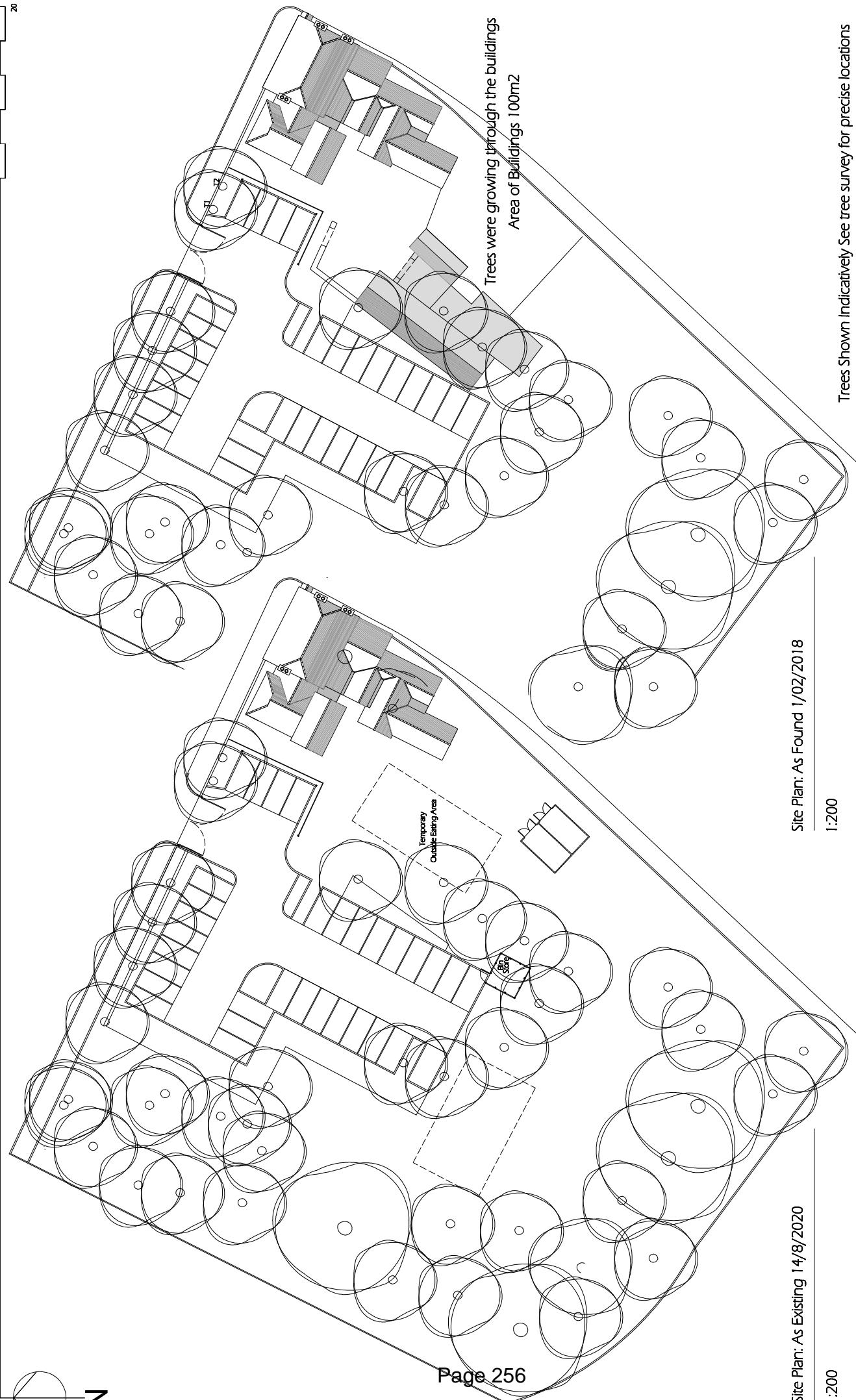
Six Bells, Ducks Hill Road, Northwood, Hillingdon, HA4 7TP



Site Plan shows area bounded by: 508271.09, 188944.92 508471.09, 189144.92 (at a scale of 1:1250), OSGridRef: TQ 8378904. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Site Plan: As Existing 14/8/2020

1:200

Site Plan: As Found 1/02/2018

1:200

Ref: A
Description: As Existing
Area of Buildings 100m²

Date: 1/02/2018
Drawing Title: Site Plan
Project: Duck Hill Road
Ref: VS/20/11
Scale: 1:200 @ A1
Date: 12/12/2020
Drawing No: VS/20/11-001A

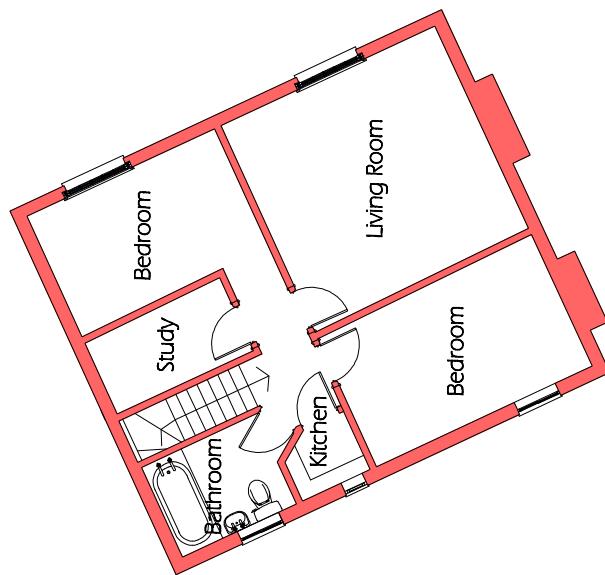
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VERNON SMITH
S a s o c i a t e s
Crown Inn
103 High Street
Roxby
Bedfordshire MK44 1DF

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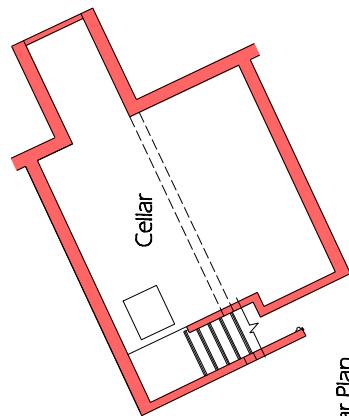


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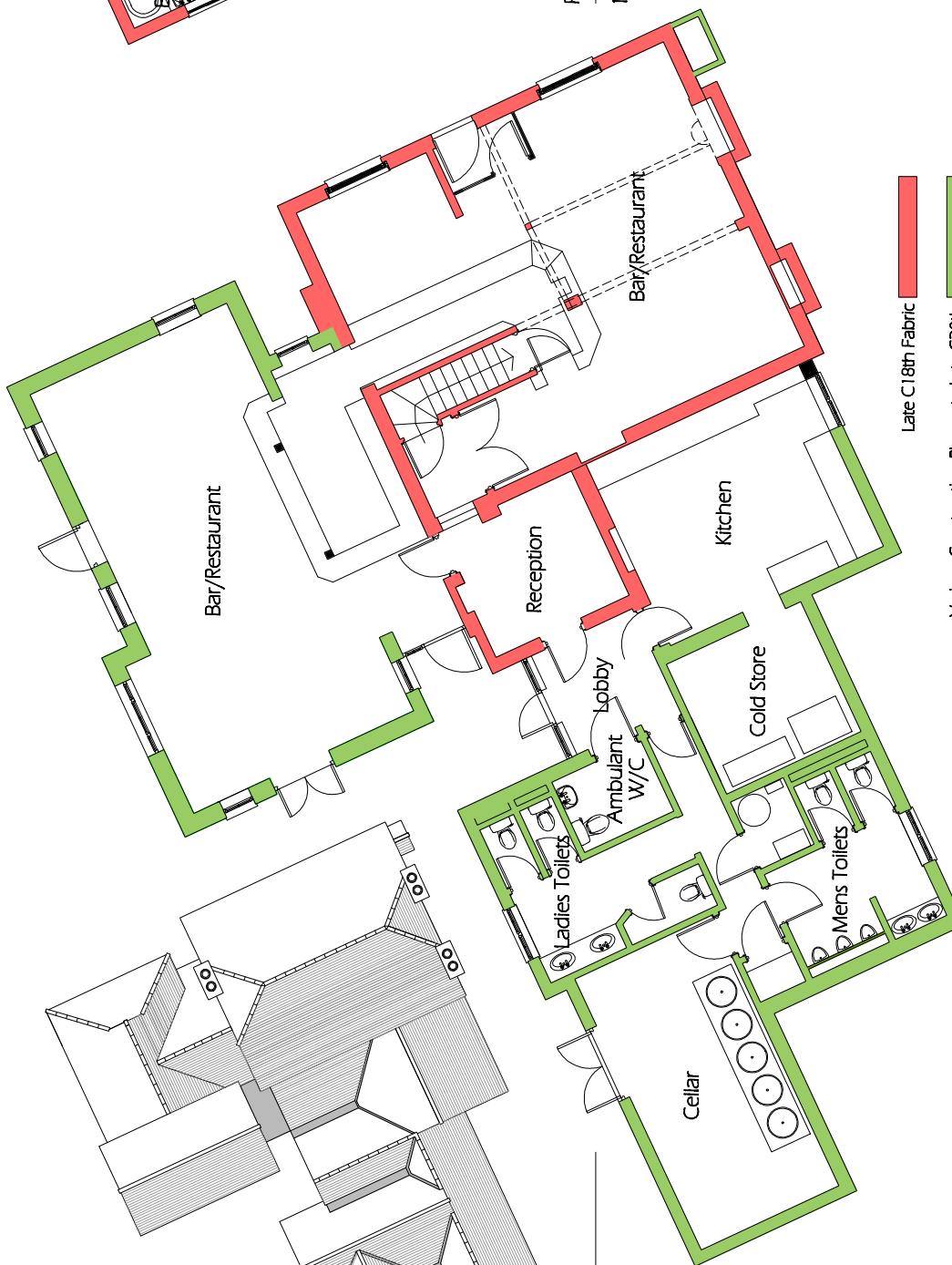
First Floor Plan

1:50



Cellar Plan

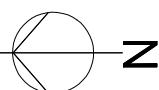
1:50



Ground Floor Plan

1:50

Page 258
of 200



VERNON SMITH
S a s o c i a t e s
Cross Team
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Roxley
Bedfordshire MK44 1DF

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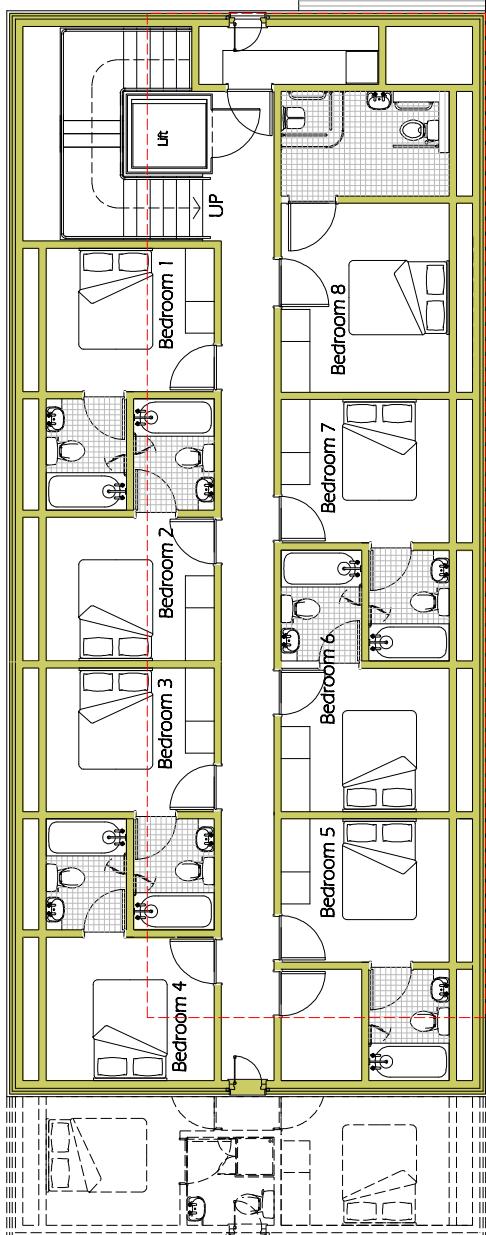
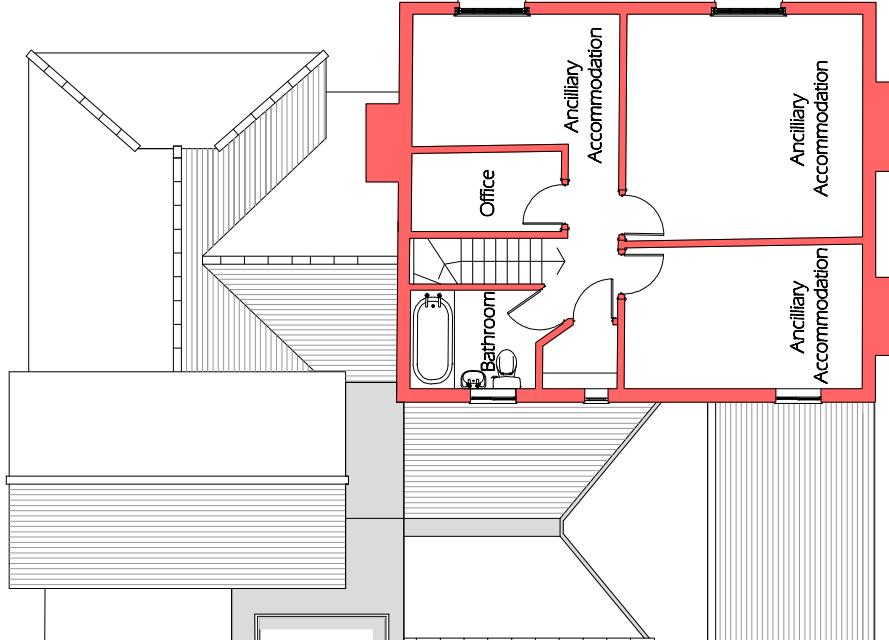
As Existing
Restaurant Refurbishment & Inn Extension
Drawing No. VSA/20/11-002A

Root Ground, First & Cellar Floor Plans
Duck Hill Road
VSA/20/11
1:50 @ A1
12/12/2020
Drawing No. VSA/20/11-002A

Ref: A
Date: 10/02/21
Project: VSA/20/11
Project Ref: 1:50 @ A1
Scale: 1:50
Date: 12/12/2020

5
0
-5

Late C18th Fabric
Various Construction Phases to Late C20th
Proposed New Dining Hall/Barn



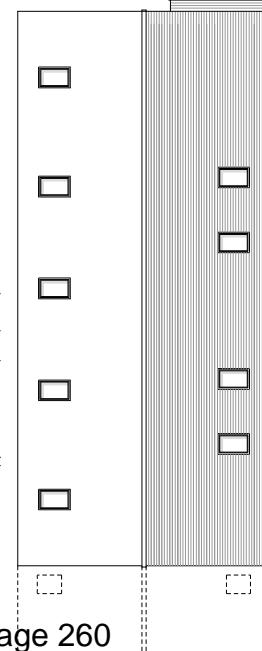
Red Dashed Line Denotes 2018 Approval 1438/APP/2018/385

1:50

First Floor Plan

Plan form reduced by 3.0 in length following advice from the Local Planning Authority
(Red line denotes refused applications 1438/APP/2020/2775 & 2776)

Page 260



Roof Plan

1:50

Ref:	Description:

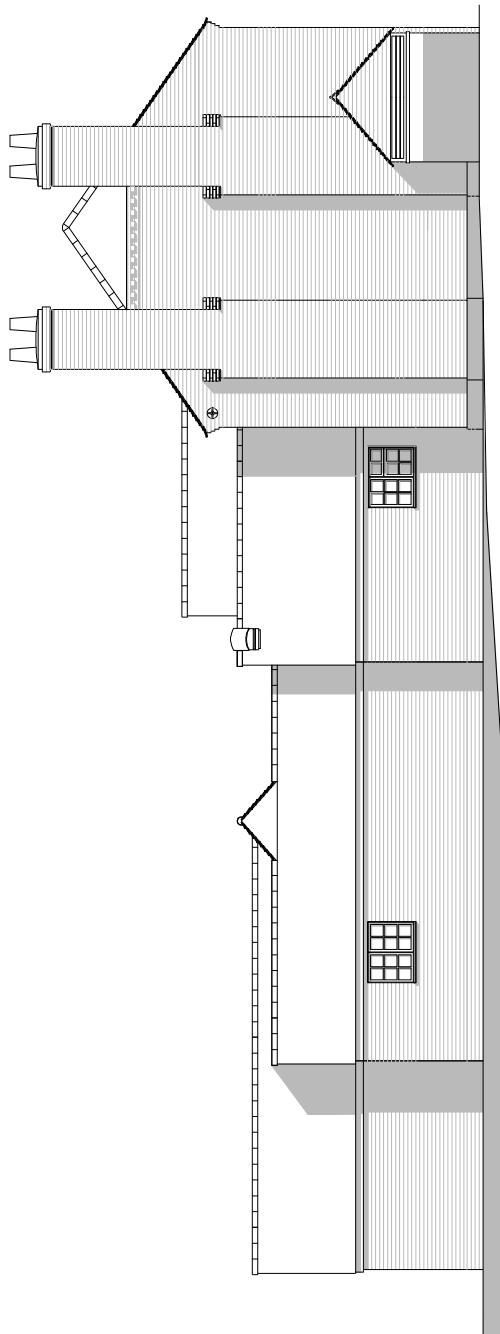
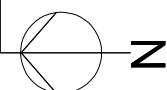
Drawing Title:	First Floor & Roof Plans
Project:	Duck Hill Road
Project Ref.:	VSA18/04
Scale:	1:50 @ A1
Date:	27/02/2018

As Proposed	Restaurant Refurbishment

Do not rely upon dimensions detailed from this drawing for construction purposes Any dimensions must be referred to the architect as soon as possible The copyright of the drawing remains the copyright of Vernon Smith and Associates Tel: 01234 708630

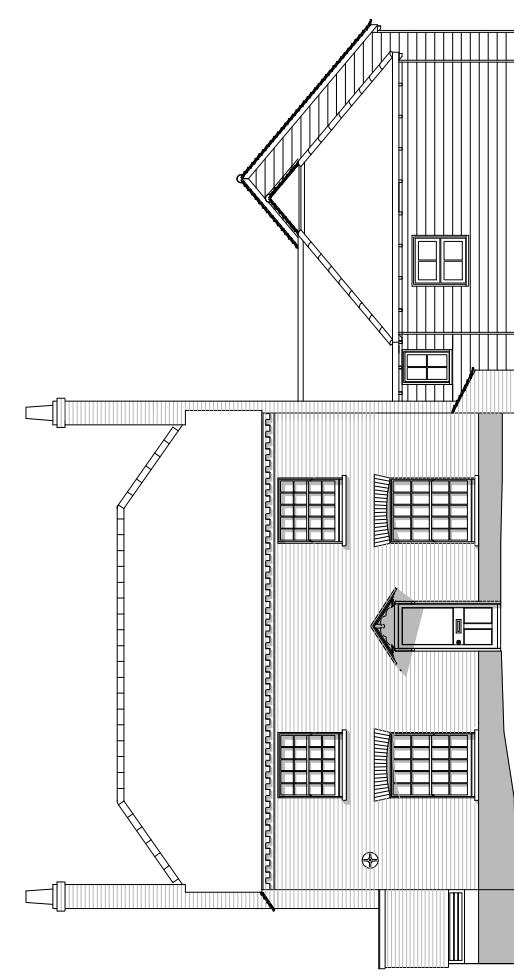
VERNON SMITH
S a s o c i a t e s
Croydon
103 High Street
Redhill
Bedfordshire MK44 1DF

5



South East Elevation

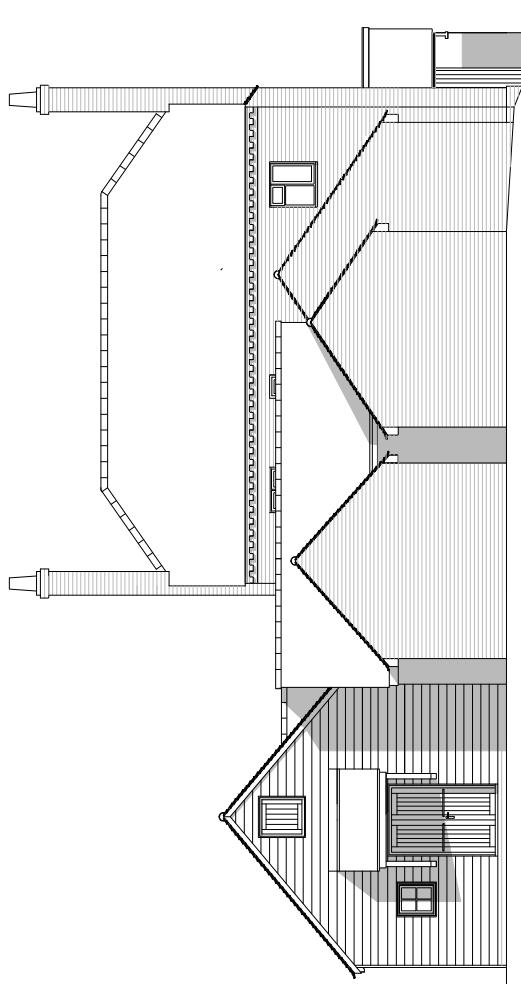
1:50



North East Elevation (Front)

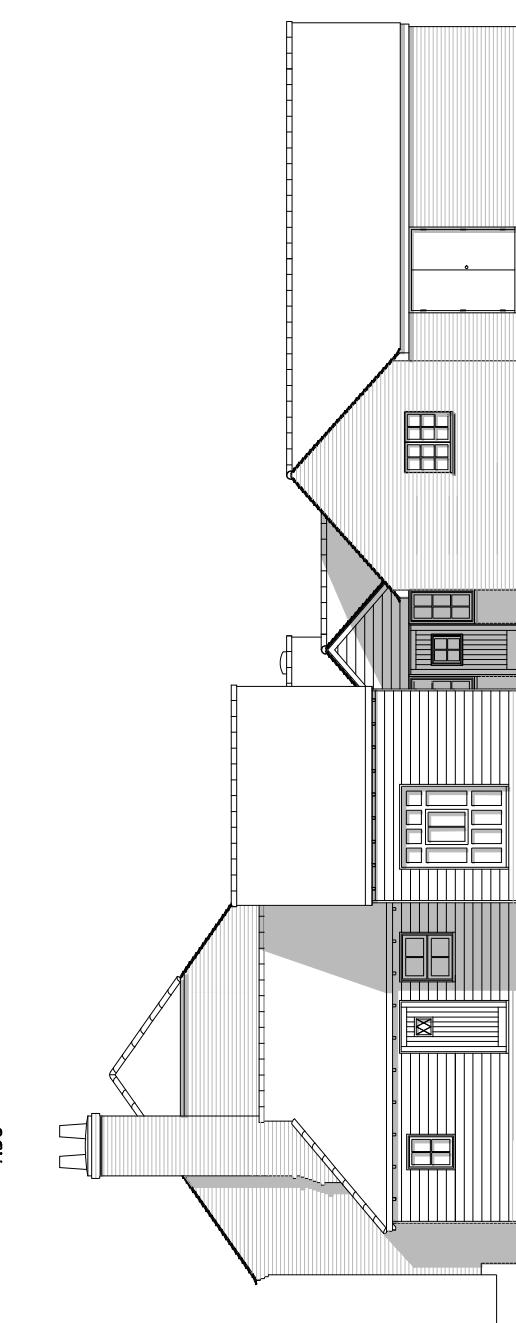
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Ref:	Description:	Date:	Drawing Title:	As Existing	Restaurant Refurbishment & Inn Extension	VERNONSIMITH G a s o c i a t e s
						Crookham 103 High Street Roxby Bedfordshire MK44 1DF
			Project:	North East and South West Elevations		
			Project Ref:	Duck Hill Road VS&20/11		
			Scale:	1:50 @ A1		
			Date:	12/12/2020	Drawing No: VSA20/11 - 003	
						Do not rely upon dimensions detailed from this drawing for construction purposes. Any differences must be referred to the Architects. Any alterations must be referred to the Architects as soon as possible. The copyright of the drawing remains the copyright of Vernon Smith and Associates Tel: 01234 708630



South West (Rear) Elevation

1:50



North West Elevation (To Car Park)

1:50

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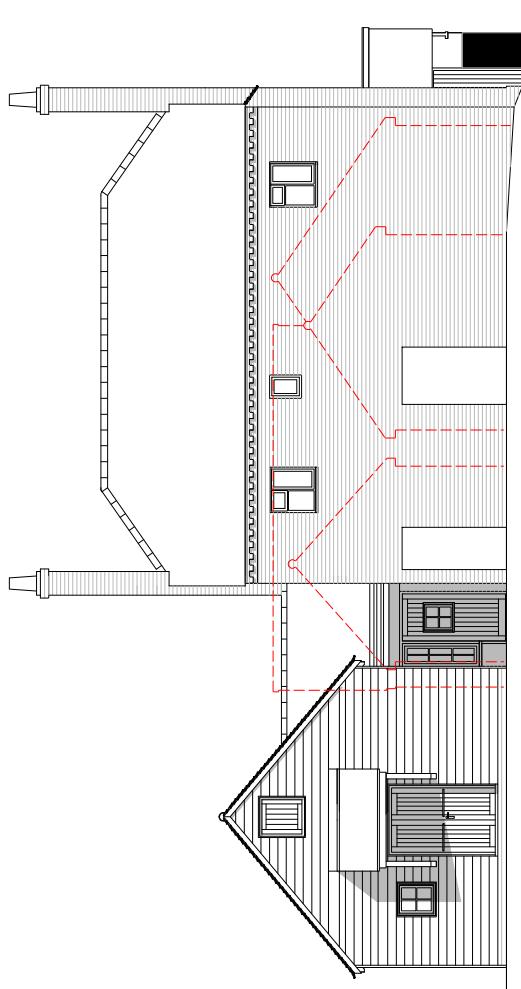
As Existing
Restaurant Refurbishment & Inn Extension
Drawing No: VSA20/11 - 004
Drawing Date: VSA20/11 - 004

Drawing Title: North East and South West Elevation
Project: Duck Hill Road
Project Ref: VSA20/11
Scale: 1:50 @ A1
Date: 12/12/2020
Drawing: VSA20/11 - 005

VERNON SMITH
S a s o c i a t e s
Crockern
103 High Street
Roxby
Bedfordshire MK44 1DF

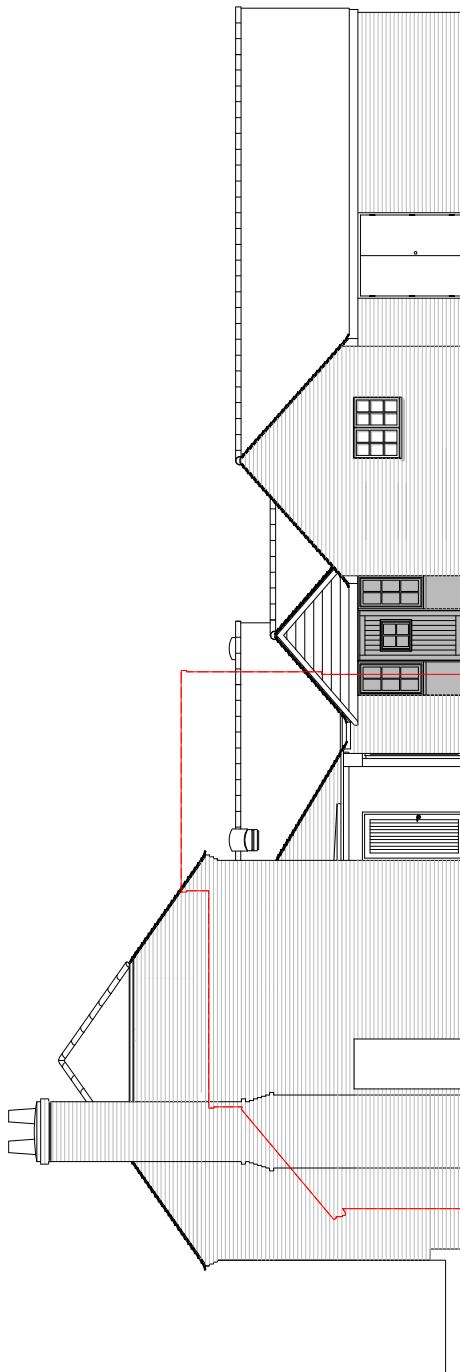
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South West Elevation (C20th Additions Removed)

1:50

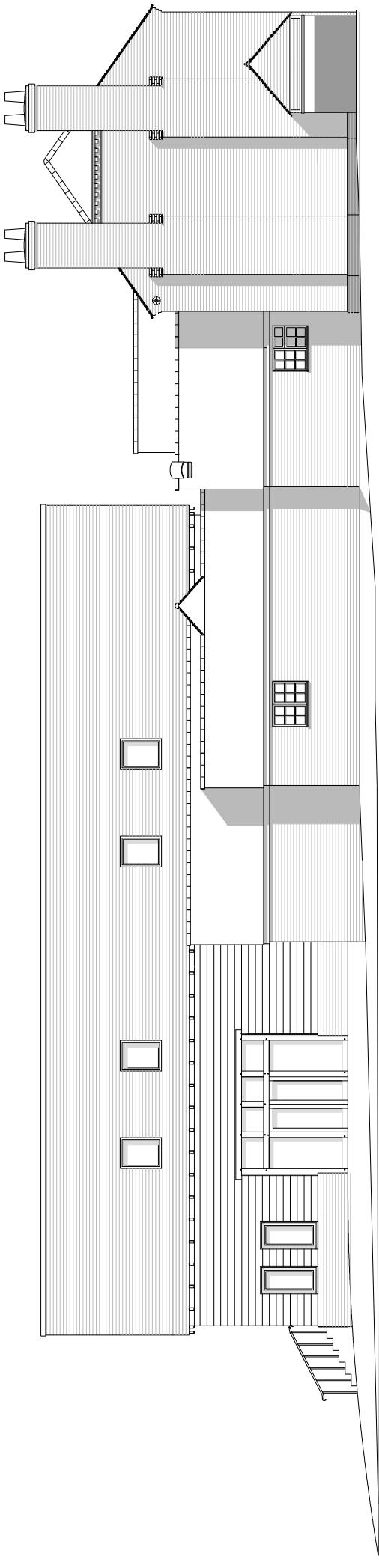


North West Elevation (C20th Additions Removed)

1:50

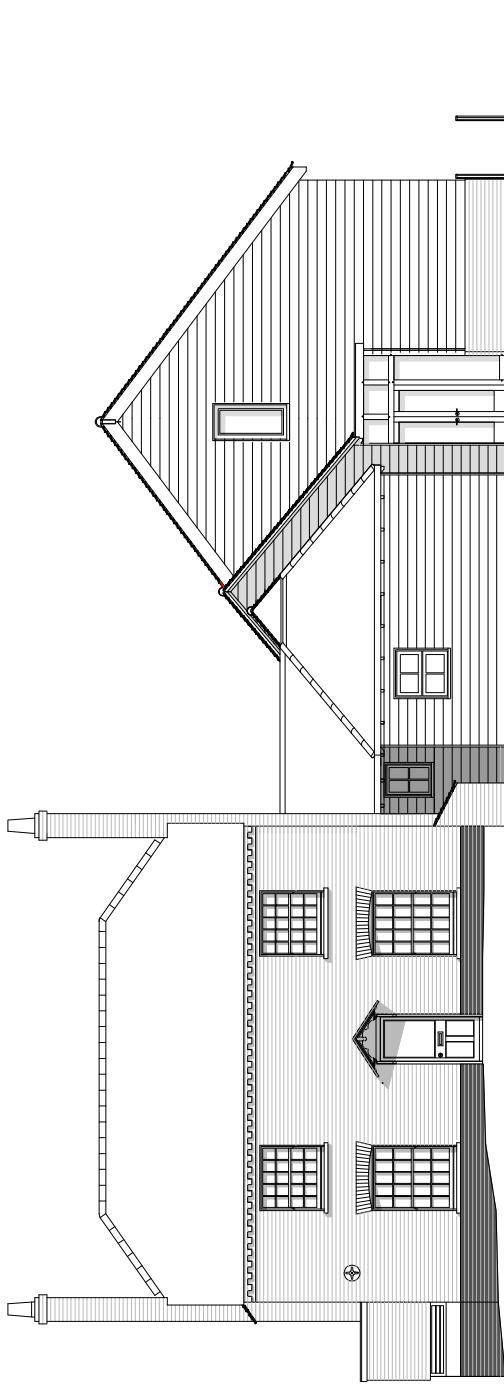
Ref:	Description:	Date:	Drawing Title:	As Existing
			Project:	North East and South West Elevations (Later Additions Removed)
			Project Ref:	Duck Hill Road
			Scale:	VS-A20/11
			Date:	1:50 @ A1
				12/12/2020
				Drawing No: VSA20/11 - 005
				Veron Smith Associates Ltd
				Crook Lane
				103 High Street
				Rossety
				Bedfordshire MK44 1DF

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1:50

Page 264



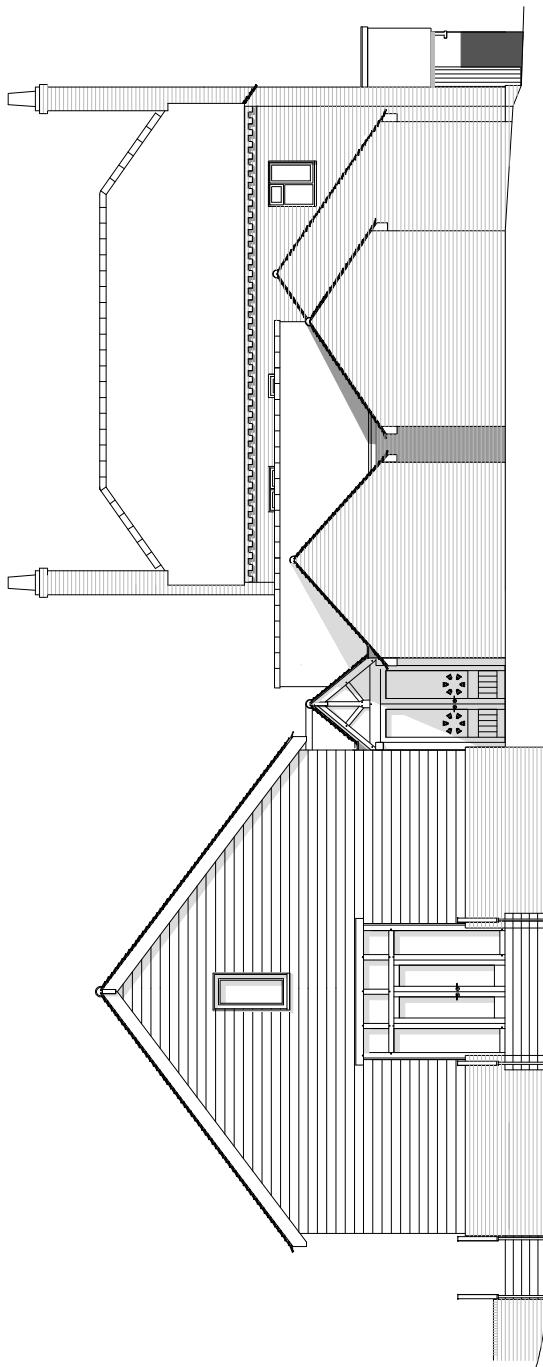
Ref:	Description:	Date:	Drawing Title:	Elevations (Building Complex)	As Proposed
			Project Ref:	Duck Hill Road VS20/03	Restaurant Refurbishment

Do not rely upon dimensions quoted from this drawing
for construction purposes
Any discrepancies must be reported to the architect
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Vernon Smith Associates
Ref: 01234 708630

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Associates
Crockern
103 High Street
Roxby
Bedfordshire MK44 1DF

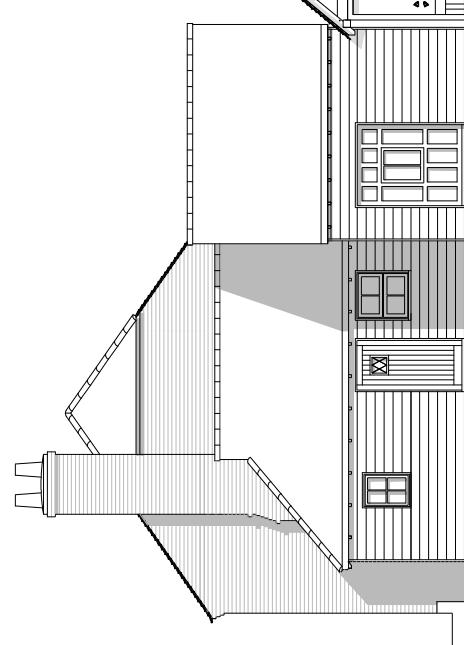
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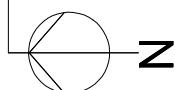
South West Elevation

50

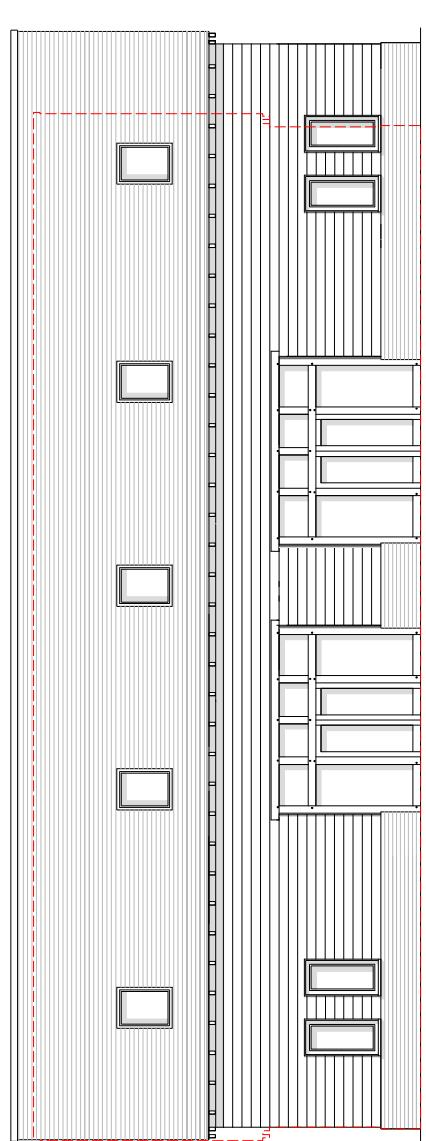
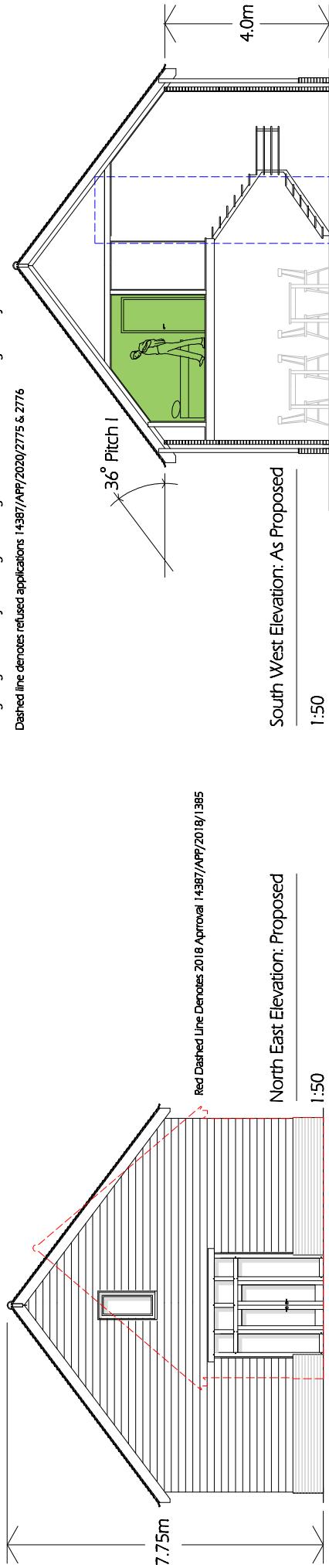


North West Elevation

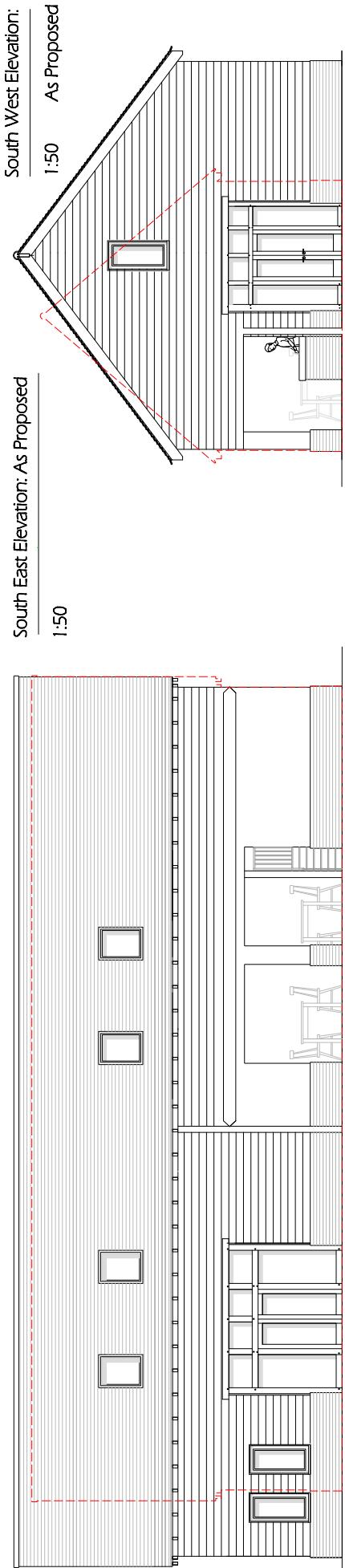
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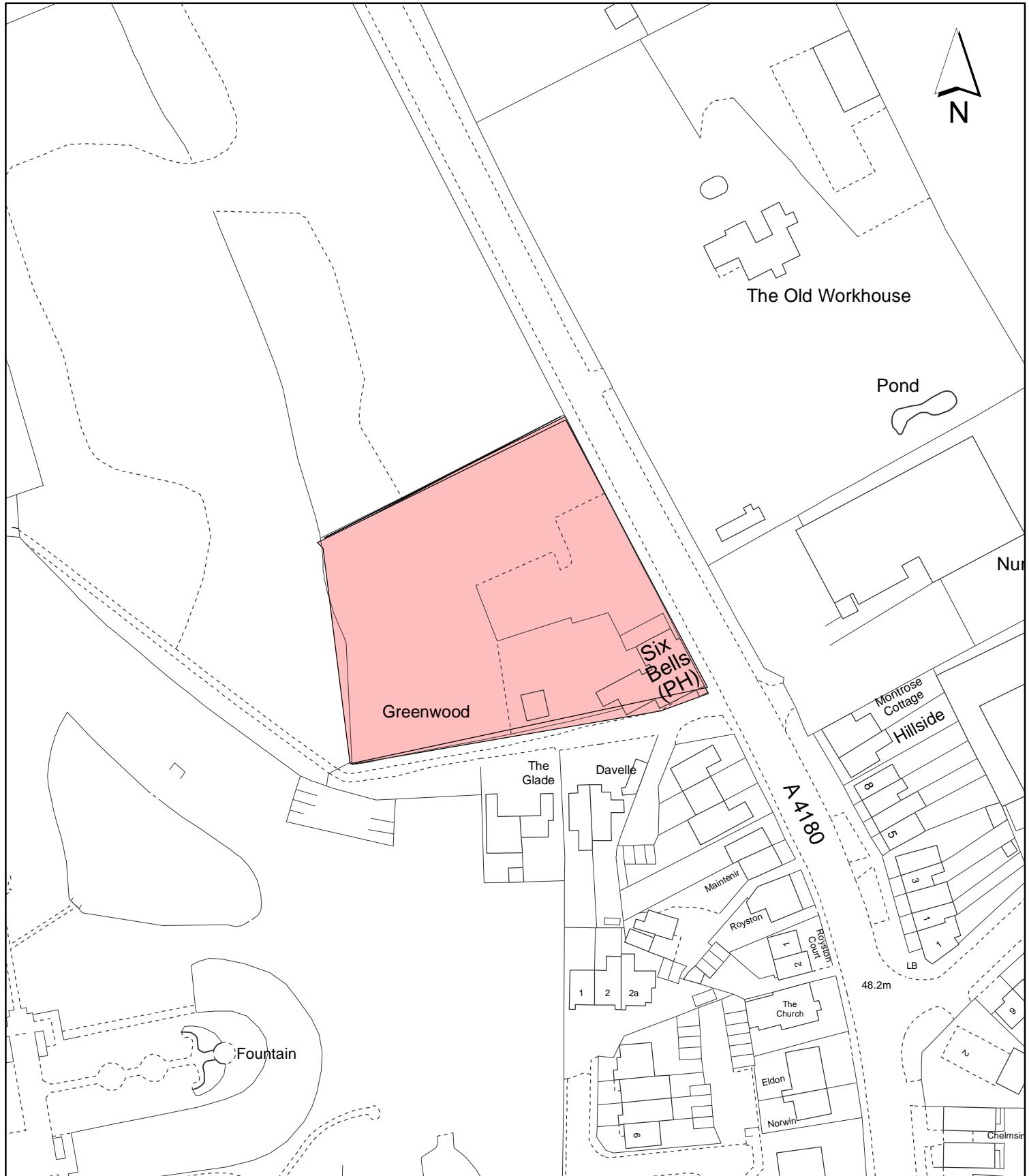
Page 265



North East Elevation: Proposed
1:50



Ref:	Description:	Date:	Drawing Title:	Project:	Project Ref:	Scale:	Date:	As Proposed	Restaurant Refurbishment	Drawing No.:	Comments:
			Elevations Barn (Extension)	Elevations Barn	Duck Hill Road	1:50 @ A1	19/12/2020			VSA20/11 - 009	Do not use original dimensions as called from this drawing For comments refer to the original drawing Any discrepancies must be referred to the architect The contents of this drawing are the copyright of Vernon Smith Ltd and Associates Ref: 01234 708630



Notes:

 Site boundary

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100019283

Site Address:

**THE SIX BELLS PH
DUCKS HILL ROAD
RUISLIP**

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

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

Planning Application Ref:

14387/APP/2020/4128

Scale:

1:1,250

Planning Committee:

North Page 267

Date:

February 2021



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 188 BURY STREET RUISLIP

Development: Demolition of existing bungalow and erection of 4 x 4 bed dwelling houses with associated parking spaces and external works

LBH Ref Nos: 8697/APP/2020/3622

Drawing Nos:

SITE:
188 Bury Street, Ruislip, Uxbridge. HA4 7TN.

001

547/P

24.9.20

DRAWING NO.

PROJECT NO.

DATE.

TITLE:
Location Plan

1:1250

.

rev

SCALE AT A4.

DRAWN.

CHECKED.

REVISION.

site area = 2845m², 0.2845ha



GEA OF EXISTING BUILDINGS	
188 Bury Street	= 128m ²
Garage 1	= 15m ²
Garage 2	= 22m ²
Shed 1	= 6m ²
Shed 2	= 34m ²
Covered Swimming Pool	= 53m ²
Greenhouse	= 30m ²
Total Existing Footprint	= 288m²





Schedule of Accommodation

4 nos, 4 bedroom, 7 person house with rear dormer
each house GEA @101m², total = 404m²

Private Amenity

Garden 1	= 204m ²
Garden 2	= 154m ²
Garden 3	= 158m ²
Garden 4	= 134m ²

Darling

- 1 car parking spaces per dwelling
- 1 adda space per house possible of 8 total car spaces
- 1 nos secure by design cycle shed to each house



SCHEDULE OF ACCOMMODATION

4 nos. 4 bedroom, 7 person house with rear dormer, each house GEA @101m², total = 404m²

GIA of Each House:

Ground Floor	= 88m ² / 947 sq ft
First Floor	= 70m ² / 754 sq ft
Loft	= 25m ² / 269 sq ft
TOTAL	= 186m² / 1970 sq ft

Private Amenity

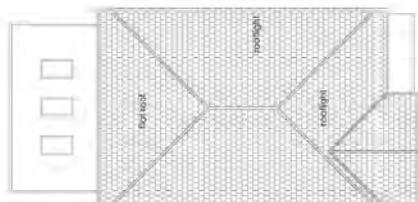
Garden 1	= 204m ²
Garden 2	= 154m ²
Garden 3	= 158m ²
Garden 4	= 134m ²

Parking

2 car parking spaces per dwelling.
1 dda space per house possible of 8 total
Car spaces
1 nos secure by design cycle shed to each house

MATERIALS PALETTE KEY:

- (1) Fairface brickwork
- (2) Plain tiles
- (3) Interlocking tiles
- (4) White UPVC windows and patio doors
- (5) Grey timber style cladding
- (6) Dark grey PPC aluminium rooflight
- (7) Black UPVC Door and surround
- (8) White render
- (9) Felt flat roof
- (10) Frosted glass to bath room



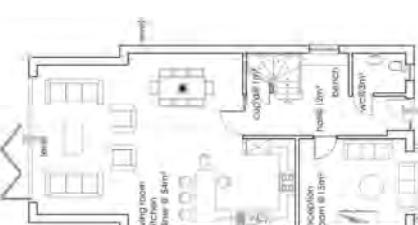
ROOF PLAN



LOFT PLAN

GIA = 25m² (taken off 1.5m height of dormer)

FIRST FLOOR PLAN

GIA = 70m²

GROUND FLOOR PLAN

GIA = 88m²**PLANS AND ELEVATIONS OF HOUSE 2 AND 4 AS 1 AND 3 BUT HANDED.**

B: Blockout referred to dormer, side cladding and a front entrance.
A: Brackets to front entrance and side cladding to dormer.

Brackets referred to dormer, rear entrance and side cladding to dormer.

Brackets referred to dormer, rear entrance and side cladding to dormer.

Brackets referred to dormer, rear entrance and side cladding to dormer.

Architect: Trofolgar Properties Ltd

PLANNING
DRAWN: 24/07/20
DRAFTING NO: 04
REVISION: 0

188 Bury Street, Ruslip, Uxbridge, HA4 7TN

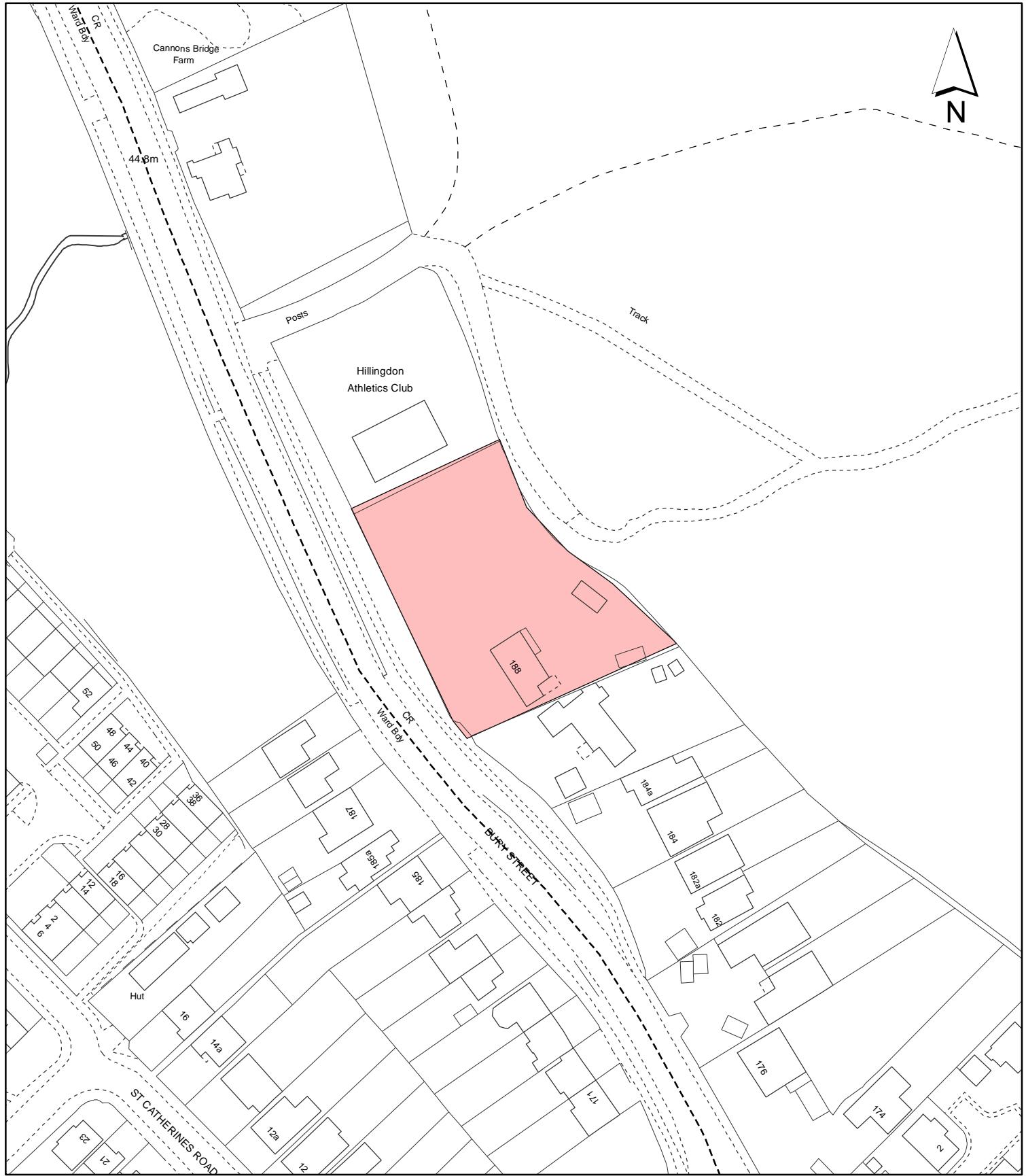
FILE: Proposed Plans and Elevations
SCALE: 1:100
DATE: 24/07/20
PROJECT NO: 547/P
DRAWN: 04
CHECKED: 04
REVISION: 0

(1) Refer to topographical drawing 002 for levels



Ref:	188 Bury Street, Rustic, UXBRIDGE, HA4 7TN	Scale:	1:100
Client:	Trafalgar Properties Ltd	Project No:	547/P
Architect:	PLANNING	Drawn by:	OS
Check:	Drawn	Rev:	05

Ref:	188 Bury Street, Rustic, UXBRIDGE, HA4 7TN	Scale:	1:100
Client:	Proposed Front Elevation and Photomontage	Project No:	547/P
Architect:	PLANNING	Drawn by:	OS
Check:	Drawn	Rev:	05



Notes:

 Site boundary

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Site Address:

**188 BURY STREET
RUISLIP**

**LONDON BOROUGH
OF HILLINGDON**

Residents Services
Planning Section

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

Planning Application Ref:

8697/APP/2020/3622

Scale:

1:1,250

Planning Committee:

North Page 274

Date:

February 2021



HILLINGDON
LONDON

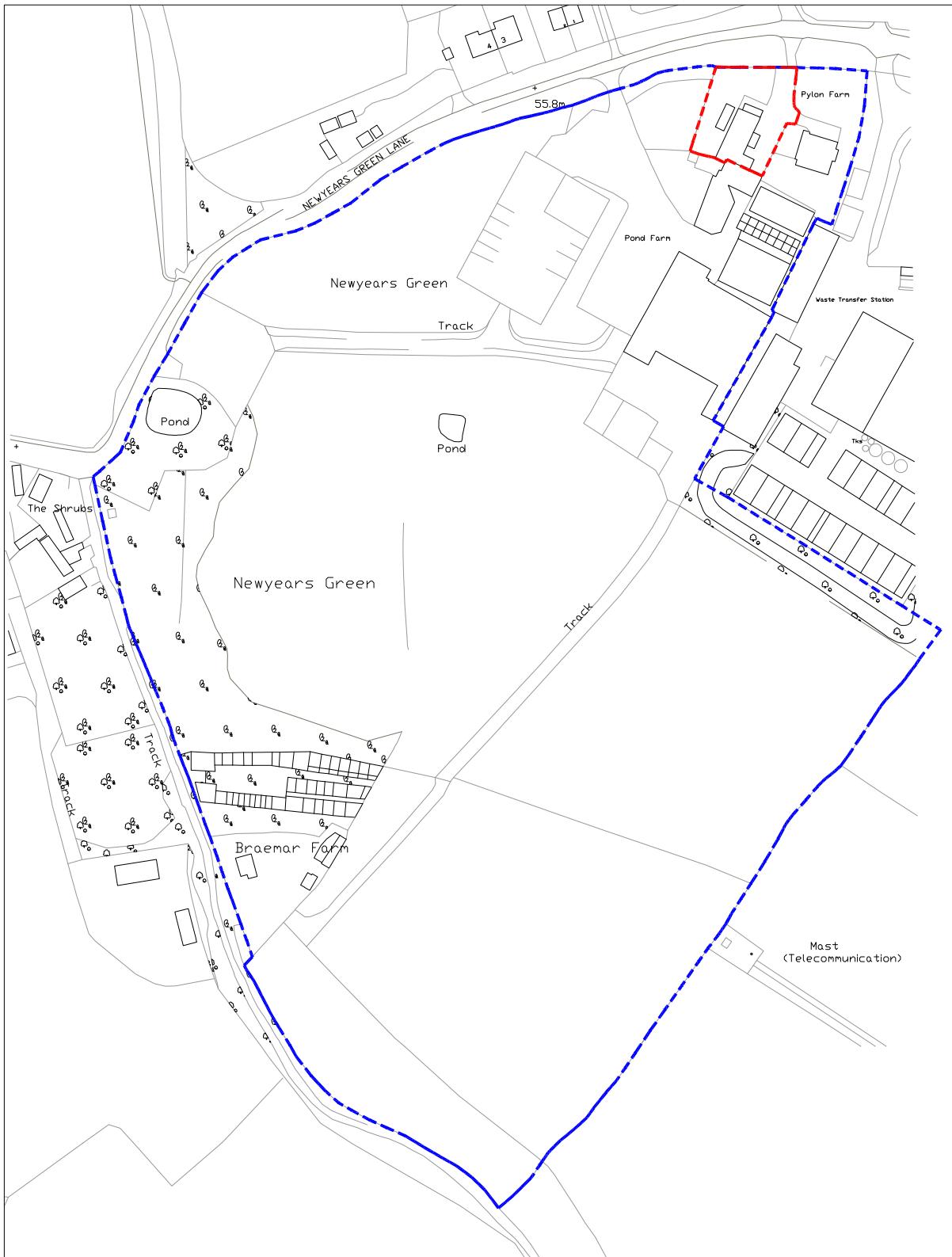
Report of the Head of Planning, Transportation and Regeneration

Address PYLON FARM NEWYEARS GREEN LANE HAREFIELD

Development: Demolition of existing outbuildings and construction of single replacement outbuilding

LBH Ref Nos: 12579/APP/2020/2742

Drawing Nos:

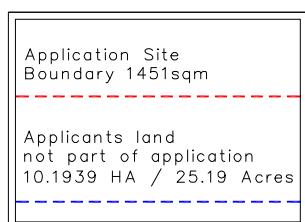


Site Location Plan 1:1250 @ A2

20 0 20 40 60 80 100
Metres

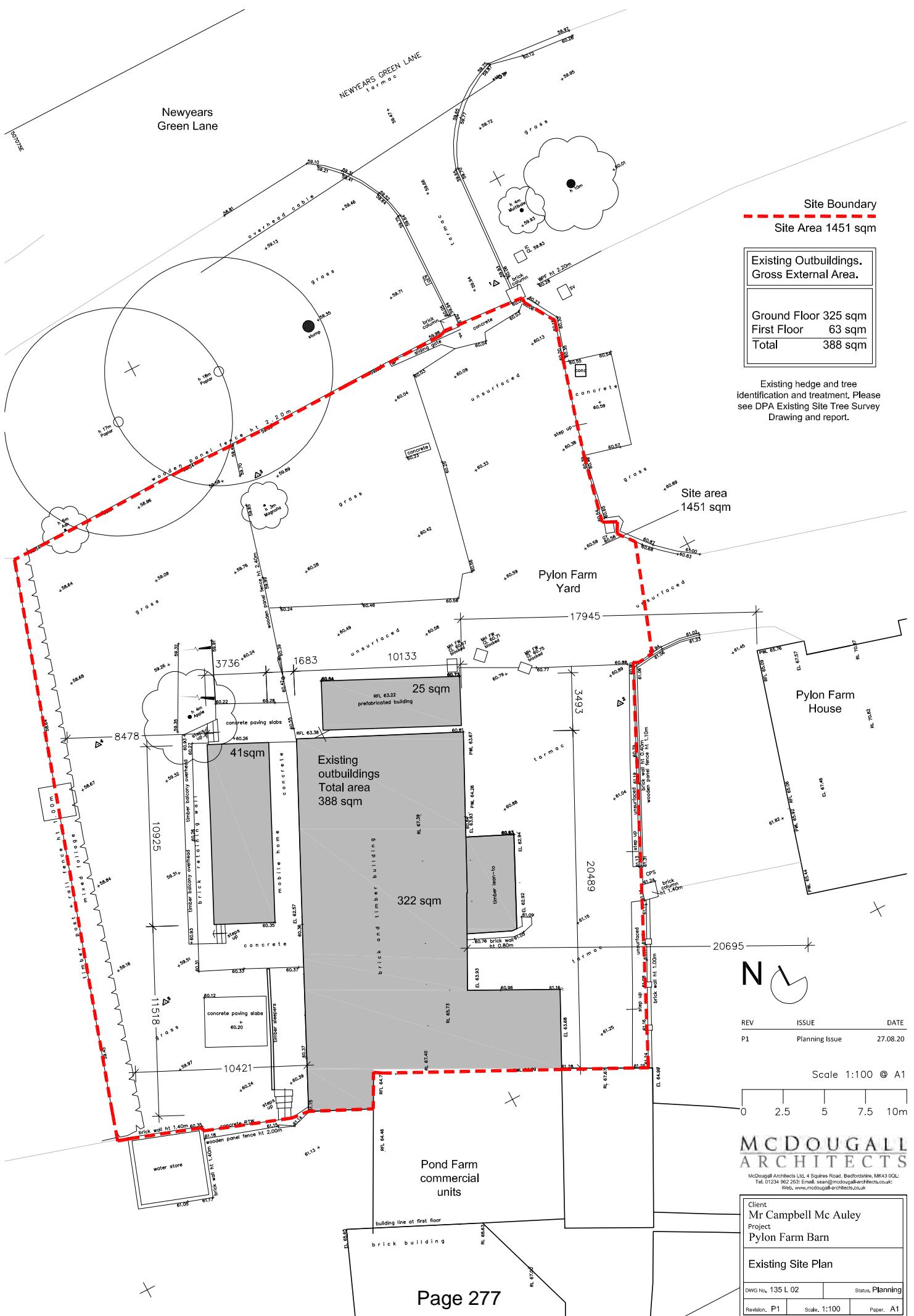


**MCDougall
ARCHITECTS**
McDougall Architects Ltd, 4 Squires Road, Bedfordshire, MK43 0QL:
Tel. 01234 962 263; Email. sean@mc dougall-architects.co.uk
Web. www.mcdougall-architects.co.uk



REV ISSUE DATE
P1 Plan enlarged to encompass entire
Pylon Farm lands 27.08.20

Pylon Farm Barn Mr Campbell Mc Auley		
Site Location Plan		
DWG No. 135 L01	Status. Planning	
Paper, A2	Scale, 1:1250	Revision, P1



Existing Outbuildings GEA.
Ground Floor 325 sqm
First Floor 63 sqm
Total 388 sqm

Existing hedge and tree identification and treatment. Please see DFA Existing Site Tree Survey Drawing and report.

Photograph location indicator see Photographic Schedule 135 S100

Site Boundary Site Area 1451 sqm
20m 15m 10m 5m 0m

Scale 1:100 © A1

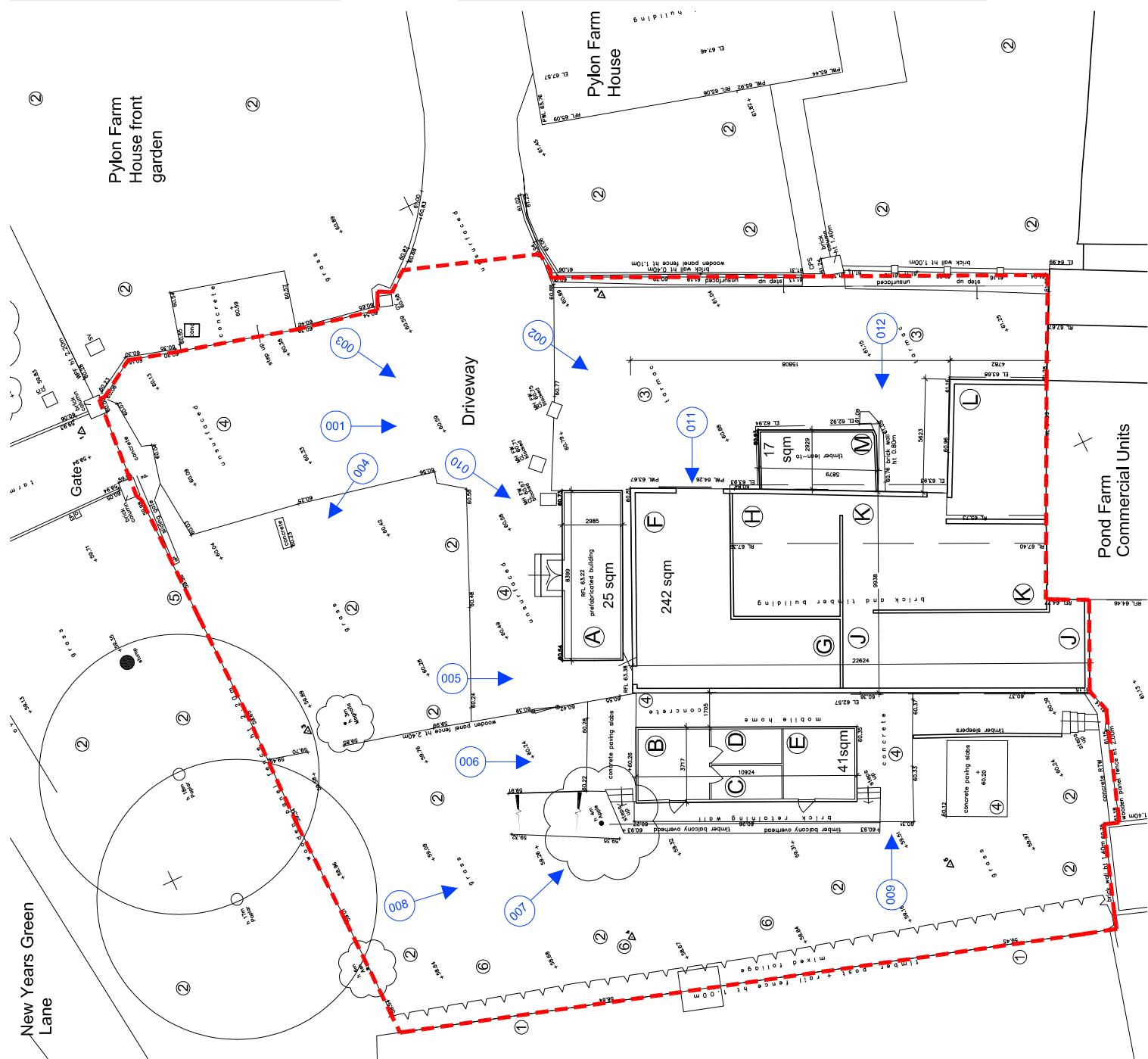
N

MCDOUGALL ARCHITECTS
McDougall Architects Ltd, 4 Station Road, Bedforth, Milton Keynes, MK10 0QH
Tel: 01234 892 283 Email: seas@mcdougall-architects.co.uk
Web: www.mcdougall-architects.co.uk

Client Mr Campbell McAuley
Project Pylon Farm Barn
Drawing No. 135 L 06
Revision, P2 Scale 1:100
Status, Planning
Page, A1

Key
1. Mature planting and close board fencing to boundary
2. Turf
3. Tarmac
4. Hardsanding
5. Close board fencing
6. Sleep bank

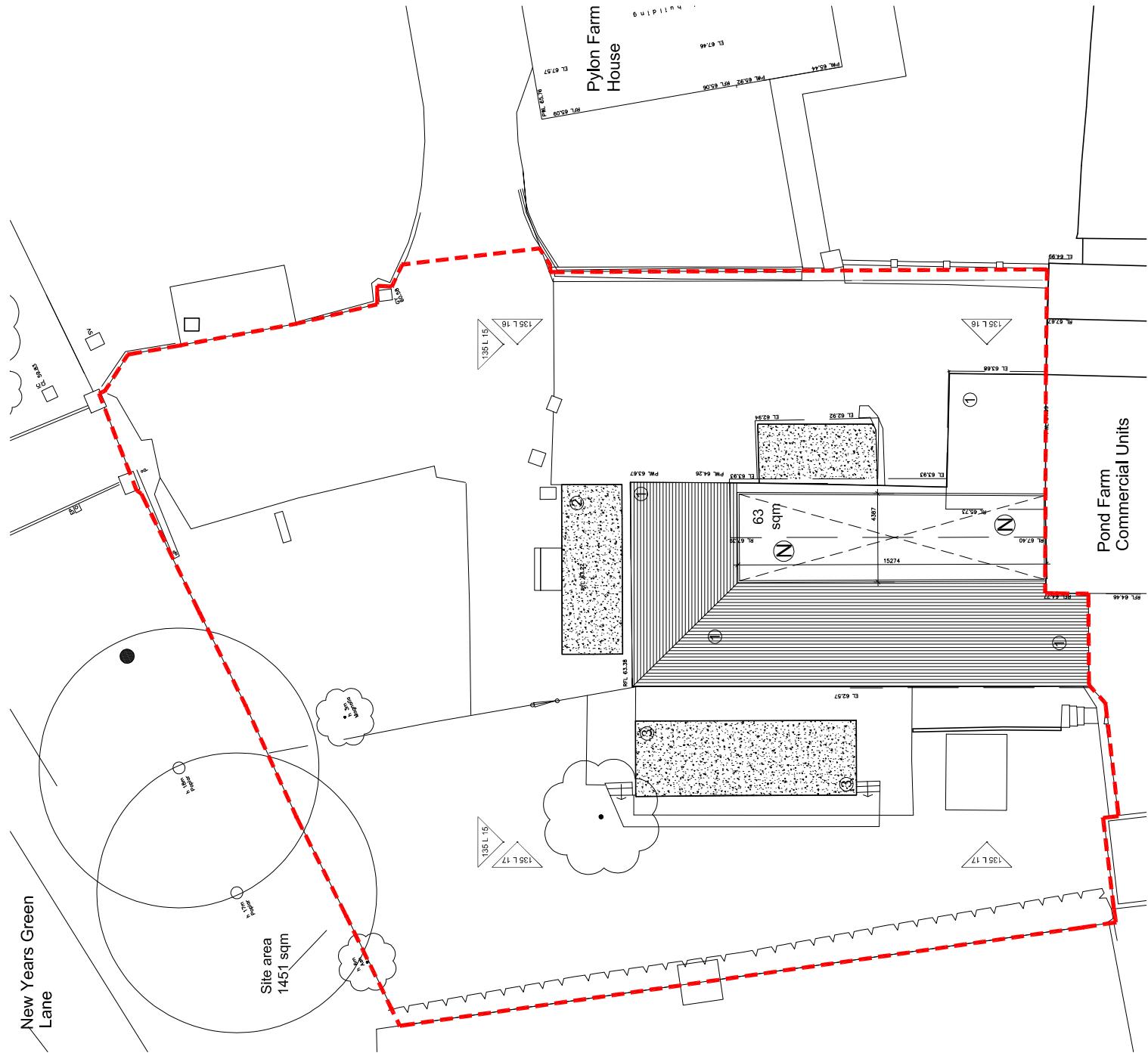
Building use analysis.	
Area A.	22 sqm. File Storage, cleaning equipment and materials.
Area B.	12.5sqm Office.
Area C.	6sqm Shower / W.C.
Area D.	6sqm Kitchen.
Area E.	12.5sqm File Storage.
Area F.	29sqm Parking - tractor.
Area G.	34sqm Equipment.
Area H.	32sqm Workshop.
Area J.	45sqm Roofing and guttering.
Area K.	49sqm Plumbing and guttering.
Area L.	30sqm Electrical and Spare Parts.
Area M.	17 sqm Gardening Equipment.
Area N.	See dwg. no. 135 L 06.

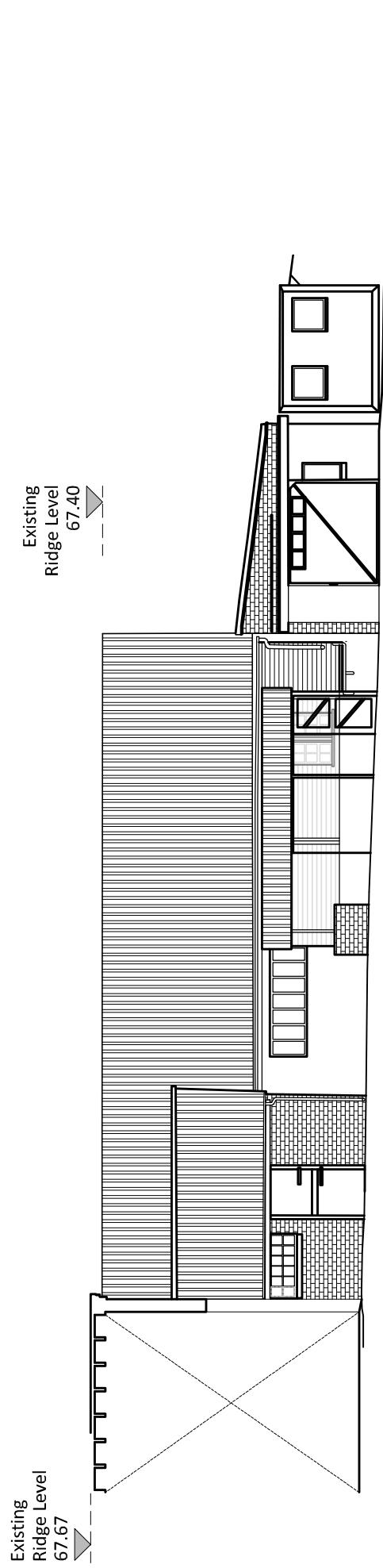


Key	
1.	Asbestos Sheet roofing.
2.	Felt flat roof.
3.	Pressed metal roof.

Building use analysis.

- Areas A - M.
See dwg. no. 135 L 05.
- Area N. 63 sqm.
Equipment and materials storage.





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McDougall Architects Ltd, 4 Squires Road, Bedfordsire, MK43 0QH.
Tel. 01234 982 263; Email: sean@mcdougall-architects.co.uk
Web: www.mcdougall-architects.co.uk

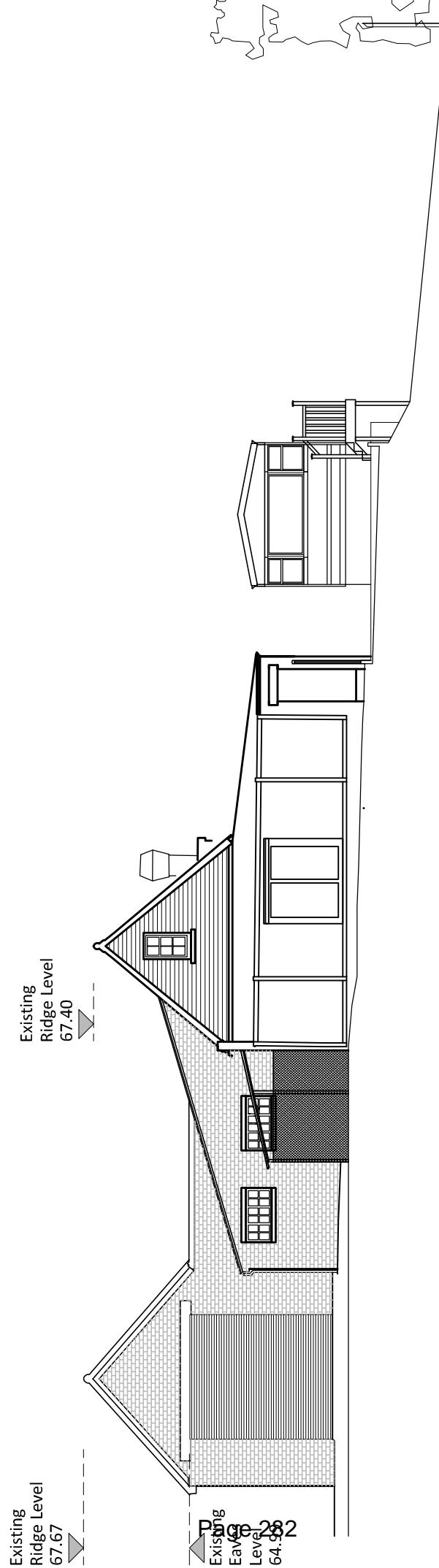
Pylon Farm Barn
Mr Campbell Mc Auley

Existing East Elevation

DWG No. 135 L 16	Status. Planning
Scale 1:100	Revision. P1

0 1 2 3 4 5 10
Scale 1:100 @ A3

REV	ISSUE	DATE
P1	Planning Issue	27.08.20



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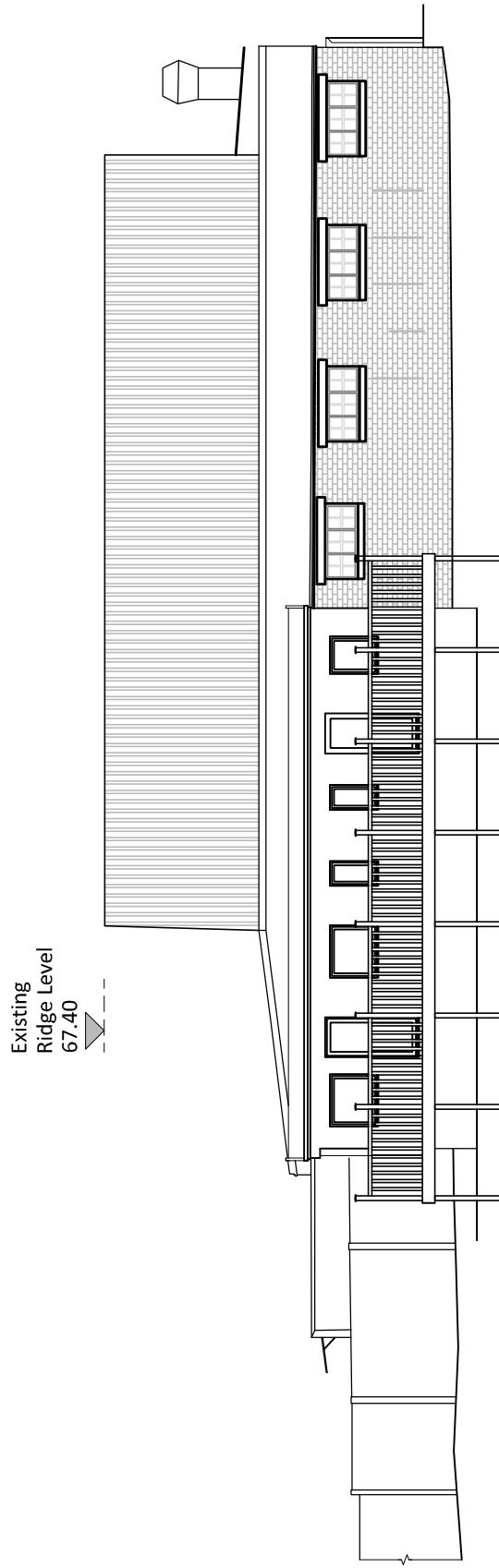
McDougall Architects Ltd, 4 Squires Road, Bedfordshire, MK43 0QH.
Tel. 01234 982 263; Email: sean@mcdougall-architects.co.uk
Web: www.mcdougall-architects.co.uk

Pylon Farm Barn
Mr Campbell Mc Auley

Existing North Elevation

DWG No. 135 L 15	Status. Planning
Scale 1:100	Revision. P1

Scale 1:100 @ A3
0 1 2 3 4 5 10
Paper. A3



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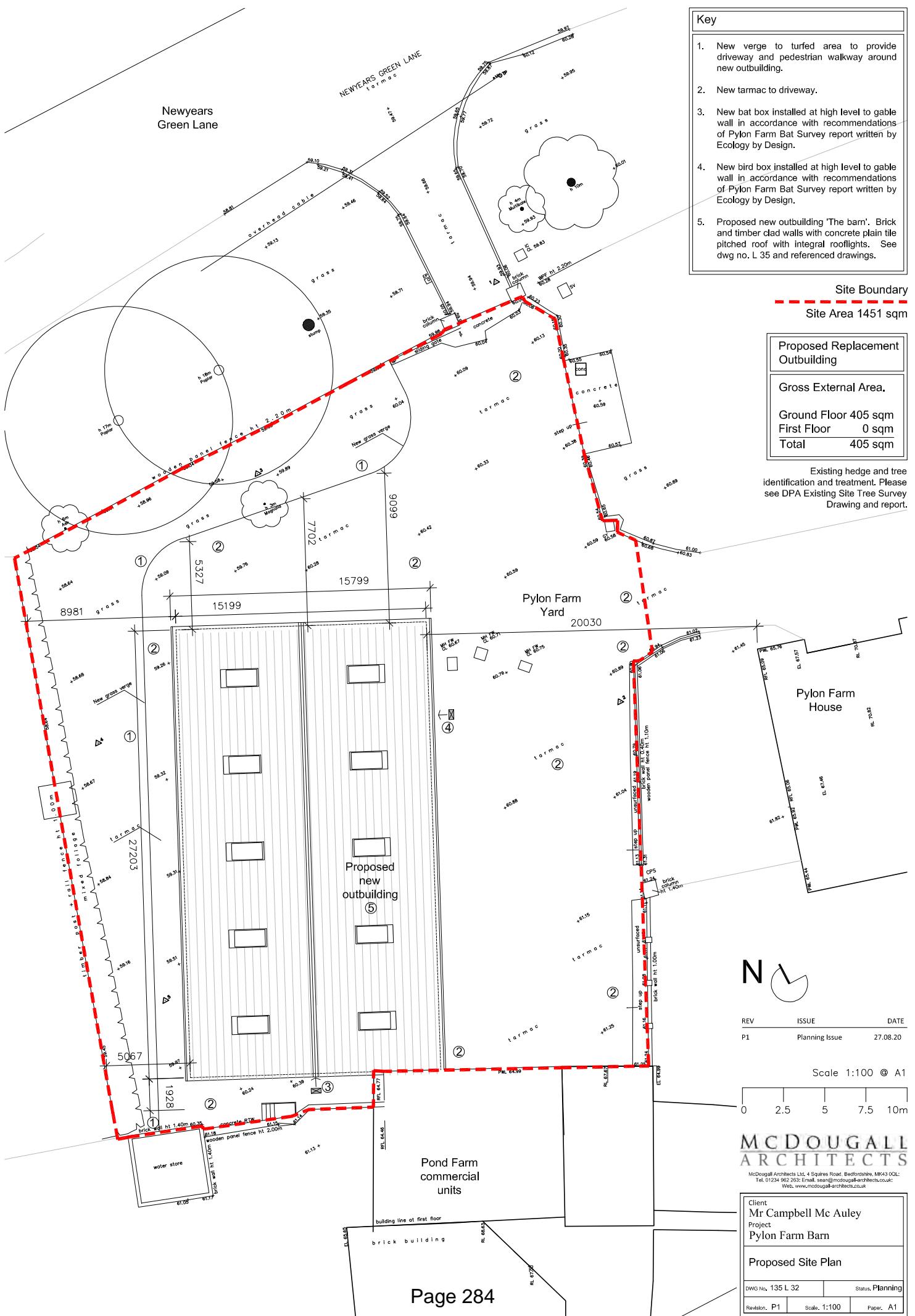
McDougall Architects Ltd, 4 Squires Road, Bedfordsire, MK43 0QH.
Tel. 01234 982 263; Email: sean@mcdougall-architects.co.uk
Web: www.mcdougall-architects.co.uk

Pylon Farm Barn
Mr Campbell Mc Auley

Existing West Elevation

DWG No. 135 L 17	Status. Planning
Scale 1:100	Revision. P1

0 1 2 3 4 5 10
Scale 1:100 @ A3



ISSUE	DATE
Planning Issue	27.08.20
Proposed Replacement Outbuilding	
Gross External Area.	
Ground Floor	405 sqm
First Floor	0 sqm
Total	405 sqm

Key	Notes
1.	New verge to turfed area to provide driveway and pedestrian walkway around new outbuilding.
2.	New tarmac to driveway.
3.	New bat box installed at high level to gable wall in accordance with recommendations of Pylon Farm Bat Survey report written by Ecology by Design.
4.	New bird box installed at high level to gable wall in accordance with recommendations of Pylon Farm Bat Survey report written by Ecology by Design.
5.	New external walls. Horizontal timber planks painted black over insulated timber structure above brickwork plinth, with full height brickwork piers to form bays. See elevation drawings 132 L 45 - 47 for further details.
6.	New windows. Metal framed double glazed opening windows.
7.	Vehicular entrance. PPC black, metal roller shutter door.
8.	Pedestrian entrance. Double glazed (toughened). With high security ironmongery.
9.	Vehicular equipment layout - see below.
10.	Tarmac pathway to south and west of new building.
11.	Faifaced blockwork internal partitions.
12.	Painted Concrete floor.

Existing hedge and tree identification and treatment. Please see DPA Existing Site Tree Survey Drawing and report.

**Elevation and Section
Markers see Existing First
Floor Plan, no. 135 L 37**

Site Boundary Site Area 1451 sqm

Scale 1:100 © A1

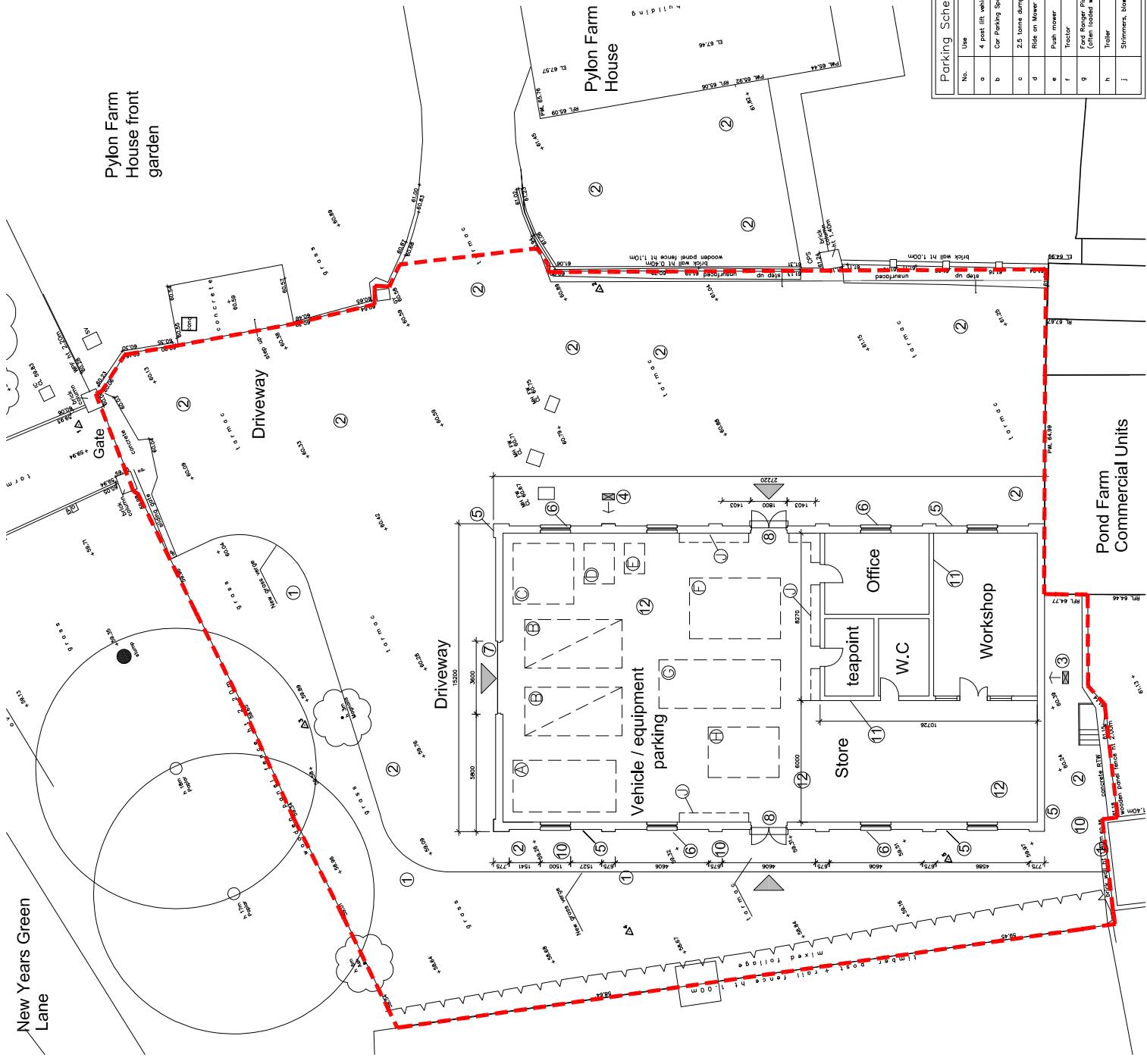
0 1 2 3 4 5 10

McDonald Architects Ltd 450 Queen Street, Suite 1000, Victoria, BC V8W 1Z6

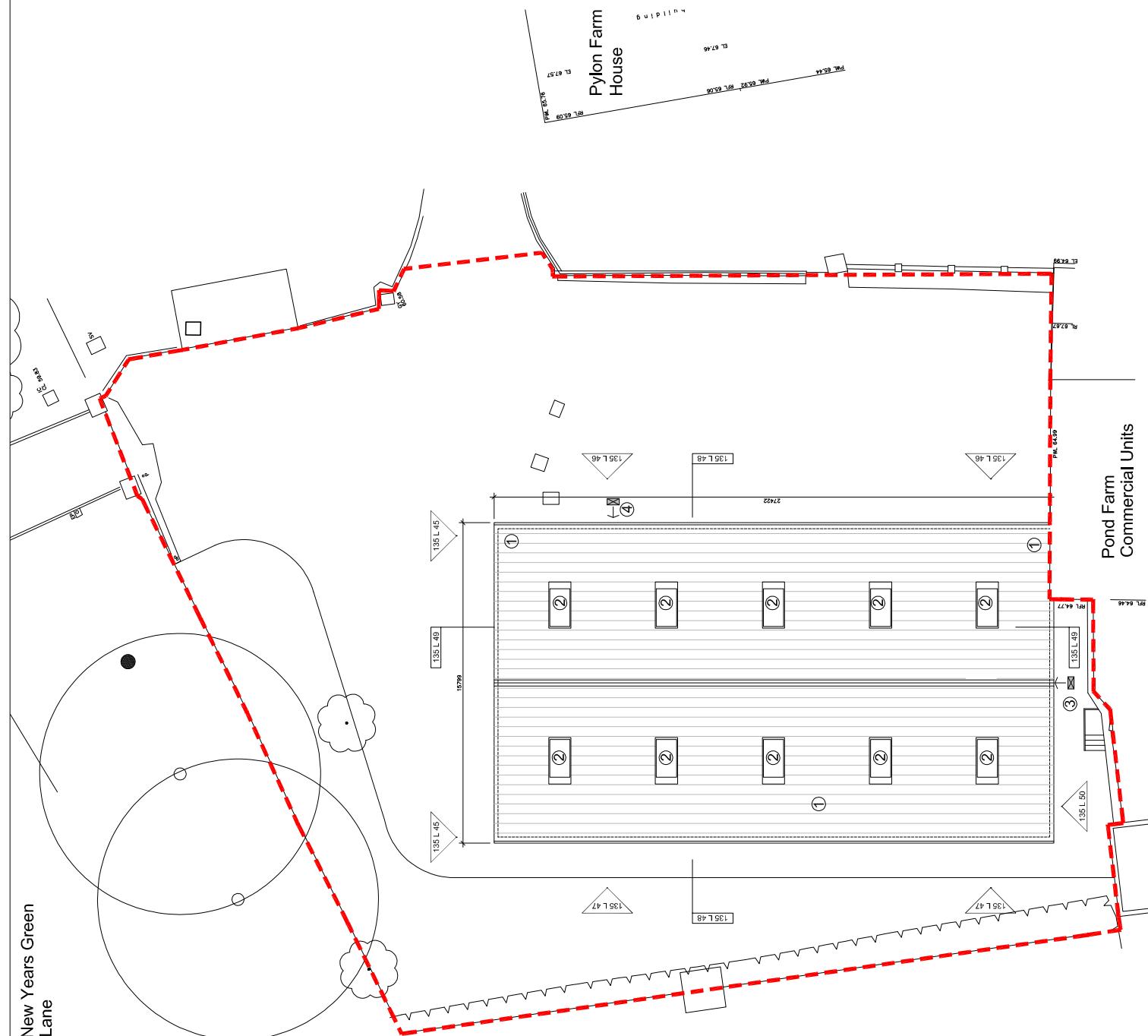
McDougal Architects Ltd - 24, Queen Street, London, EC4V 4EE, United Kingdom
Tel: 01234 862 263; Email: sean@mcdougal-architects.co.uk
Web: www.mcdougal-architects.co.uk

Proposed Ground Floor Plan

Proposed Ground Floor Plan		Status Planning	
DWG No.	135 L 35	Revision.	P2
Scale.	1:100	Pages.	A1



Key	1. Concrete plain tiles on insulated timber structure. With structural steel supports internally. Tile Pitch 25°.
2.	2m x 1m integral metal framed rooflights aligned with windows below.
3.	New bat box installed at high level to gable wall in accordance with recommendations of Pylon Farm Bat Survey report written by Ecology by Design.
4.	New bird box installed at high level to gable wall in accordance with recommendations of Pylon Farm Bat Survey report written by Ecology by Design.



ISSUE	DATA
Planning Issue	27/08/20
Proposed Replacement Outbuilding	
Gross External Area.	
Ground Floor	405 sqm
First Floor	0 sqm
Total	405 sqm

Existing hedge and tree identification and treatment. Please see DPA Existing Site Tree Survey Drawing and report

Site Boundary Site Area 1451 sqm

z

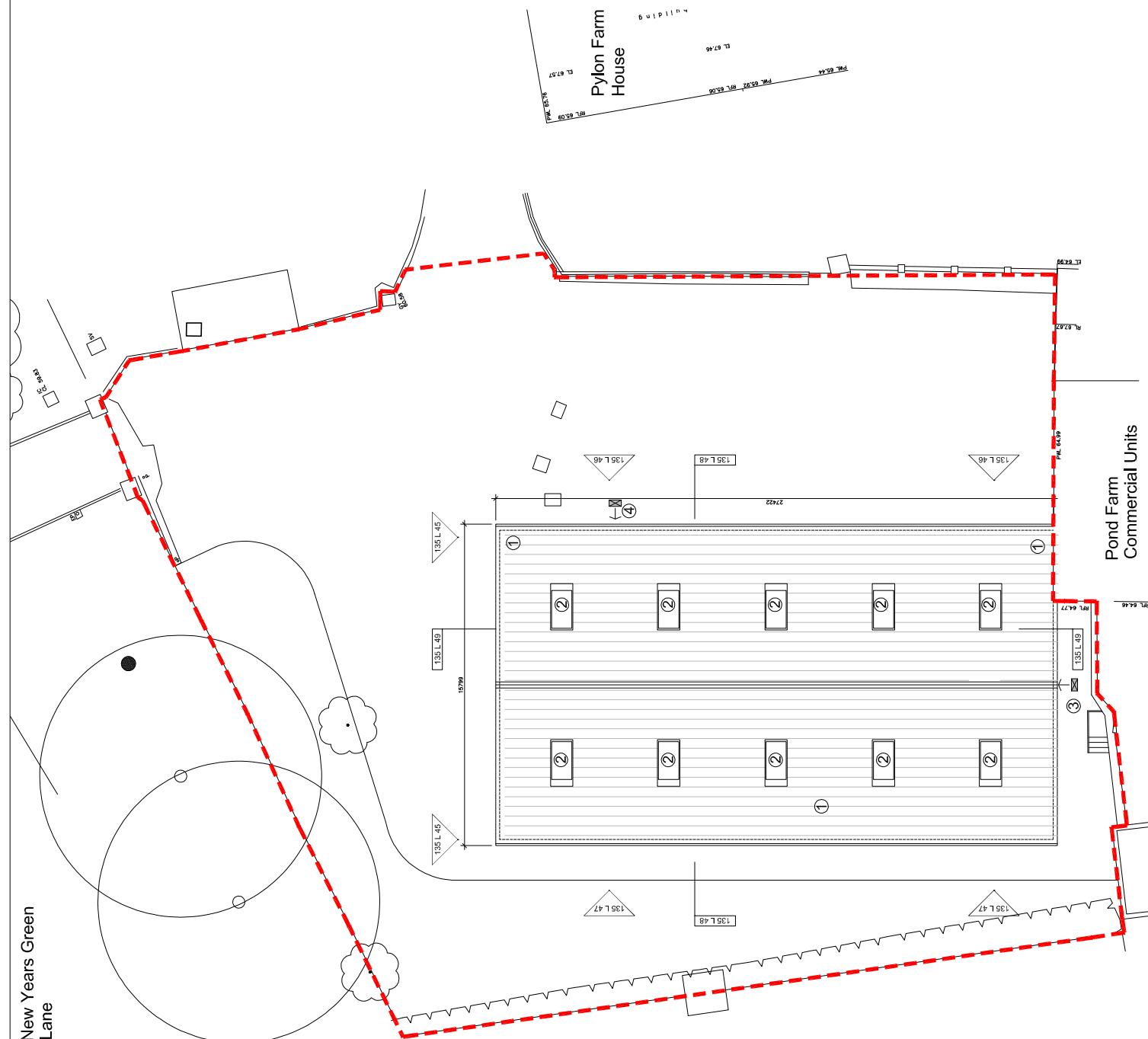
MCDOUGALL
ARCHITECTS
McDougall Architects Ltd, 4 Soares Road, Bedminster, MK3 0QL
Tel: 01243 862 466, email: soares@mcdougall-architects.co.uk
www.mcdougall-architects.co.uk

Client Mr Campbell Mc Auley
Project D

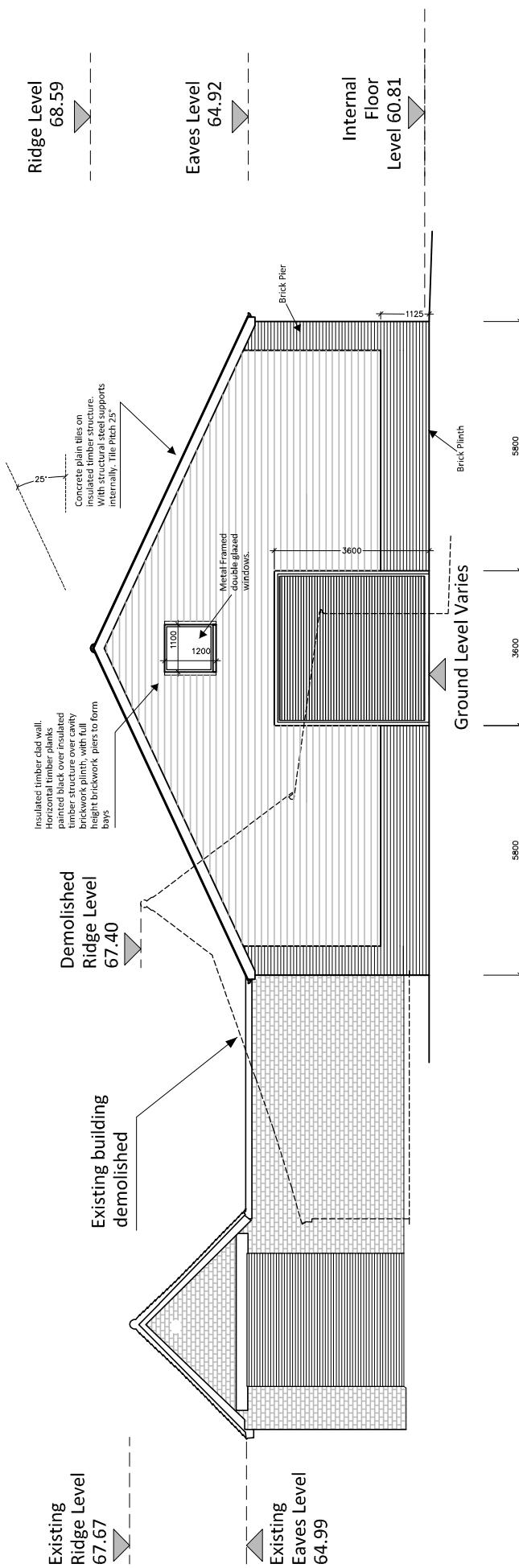
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Key	1. Concrete plain tiles on insulated timber structure. With structural steel supports internally. Tile Pitch 25°.
	2. 2m x 1m integral metal framed rooflights aligned with windows below.
	3. New bat box installed at high level to gable wall in accordance with recommendations of Pylon Farm Bat Survey report written by Ecology by Design.
	4. New bird box installed at high level to gable wall in accordance with recommendations of Pylon Farm Bat Survey report written by Ecology by Design.

4. New bird box installed at high level to gable wall in accordance with recommendations of Pylon Farm Bat Survey report written by Ecology by Decision.



REV	ISSUE	DATE
P1	Planning Issue	27.08.20



**MCDOUGALL
ARCHITECTS**

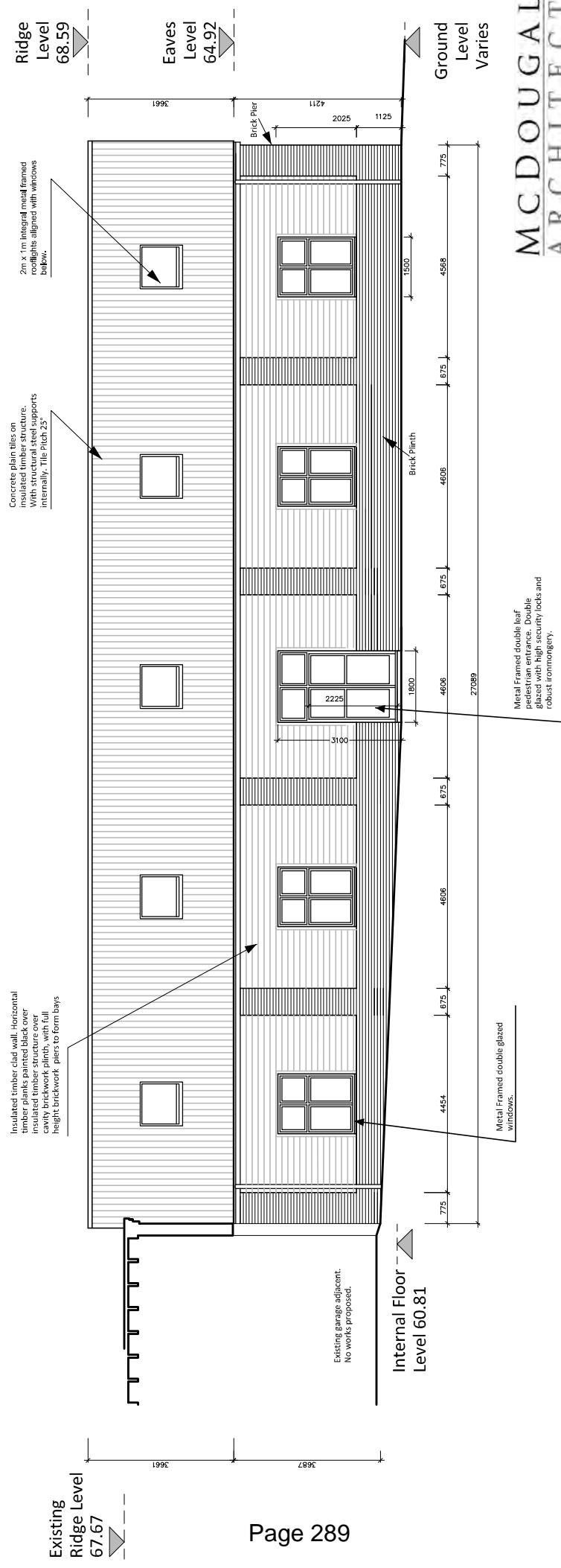
McDougall Architects Ltd, 4 Stouries Road, Bedfordshire, MK43 0QL.
Tel: 01234 962465 Email: sean@mcdougall-architects.co.uk
Web: www.mcdougall-architects.co.uk

**Pylon Farm Barn
Mr Campbell McAuley**

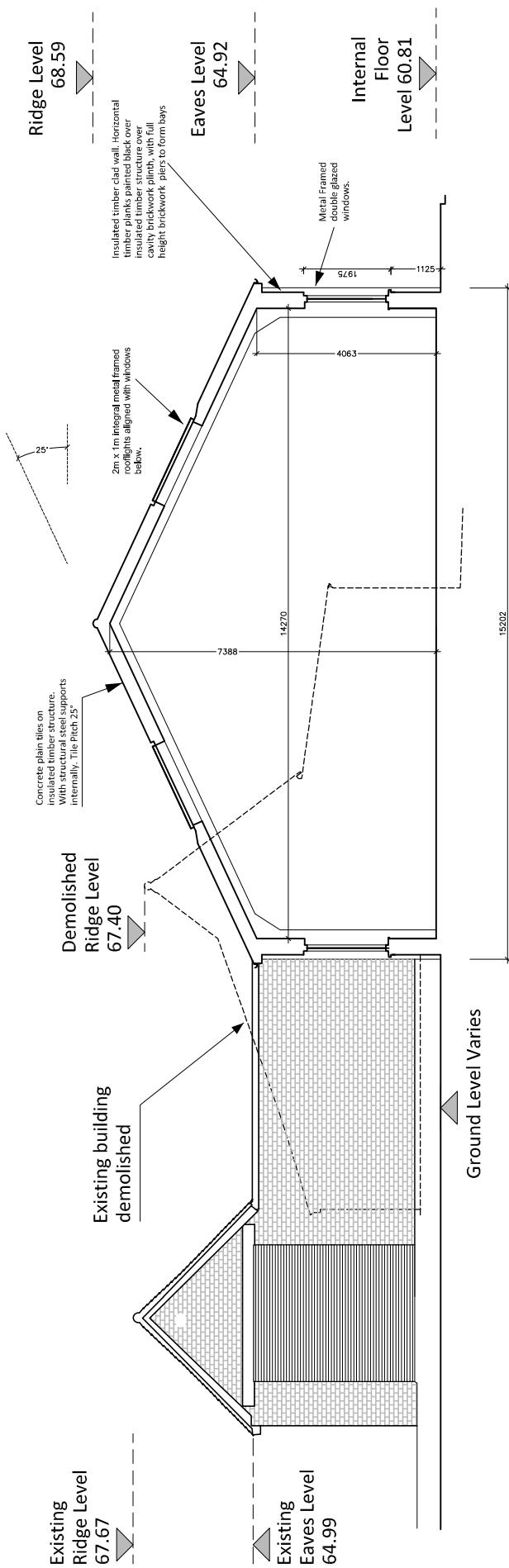
Proposed North Elevation

DWG No. 135 L 45	Status, Planning
Scale 1:100	Revision, P1

0 1 2 3 4 5 10
Scale 1:100 @ A3



REV	ISSUE	DATE
P1	Planning Issue	27.08.20



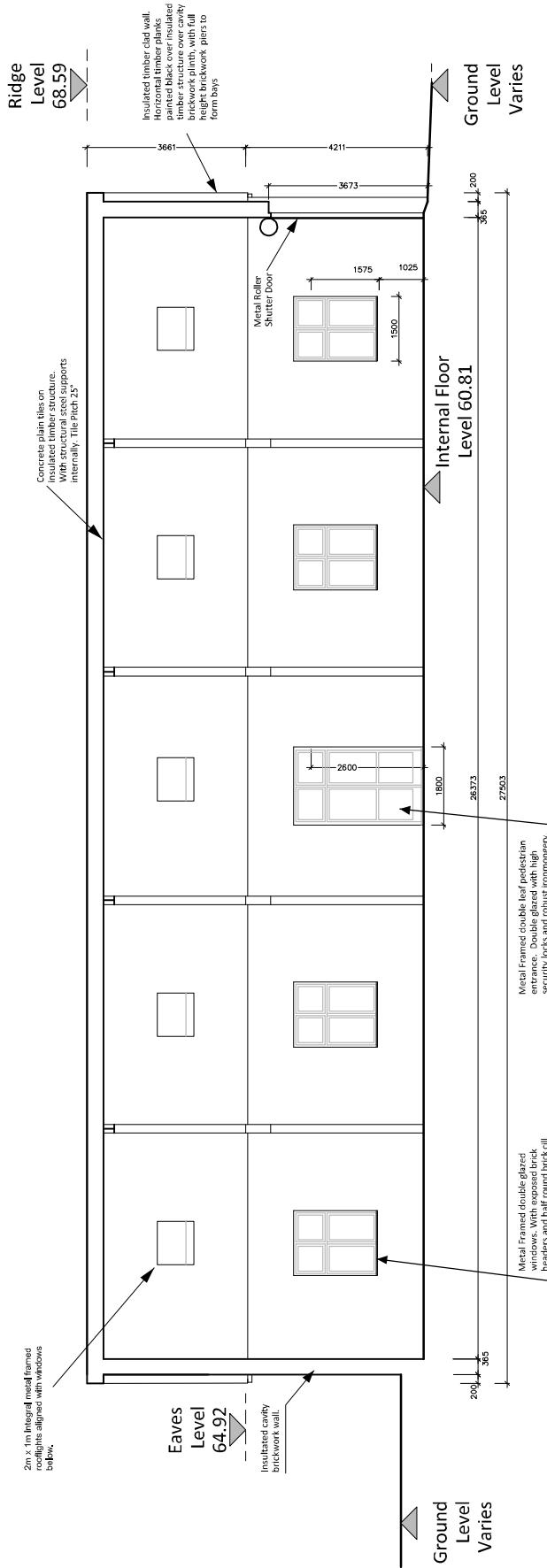
MCDOUGALL ARCHITECTS

McDougall Architects Ltd, 4 Stouries Road, Bedfordshire, MK43 0QL.
Tel: 01234 962465 Email: sean@mcdougall-architects.co.uk
Web: www.mcdougall-architects.co.uk

Pylon Farm Barn	Mr Campbell McAuley
Proposed Section AA	

DWG No. 135 L 48	Status: Planning
Scale: 1:100	Revision: P1

0 1 2 3 4 5 10
Scale 1:100 @ A3



M C D O U G A L L A R C H I T E C T S

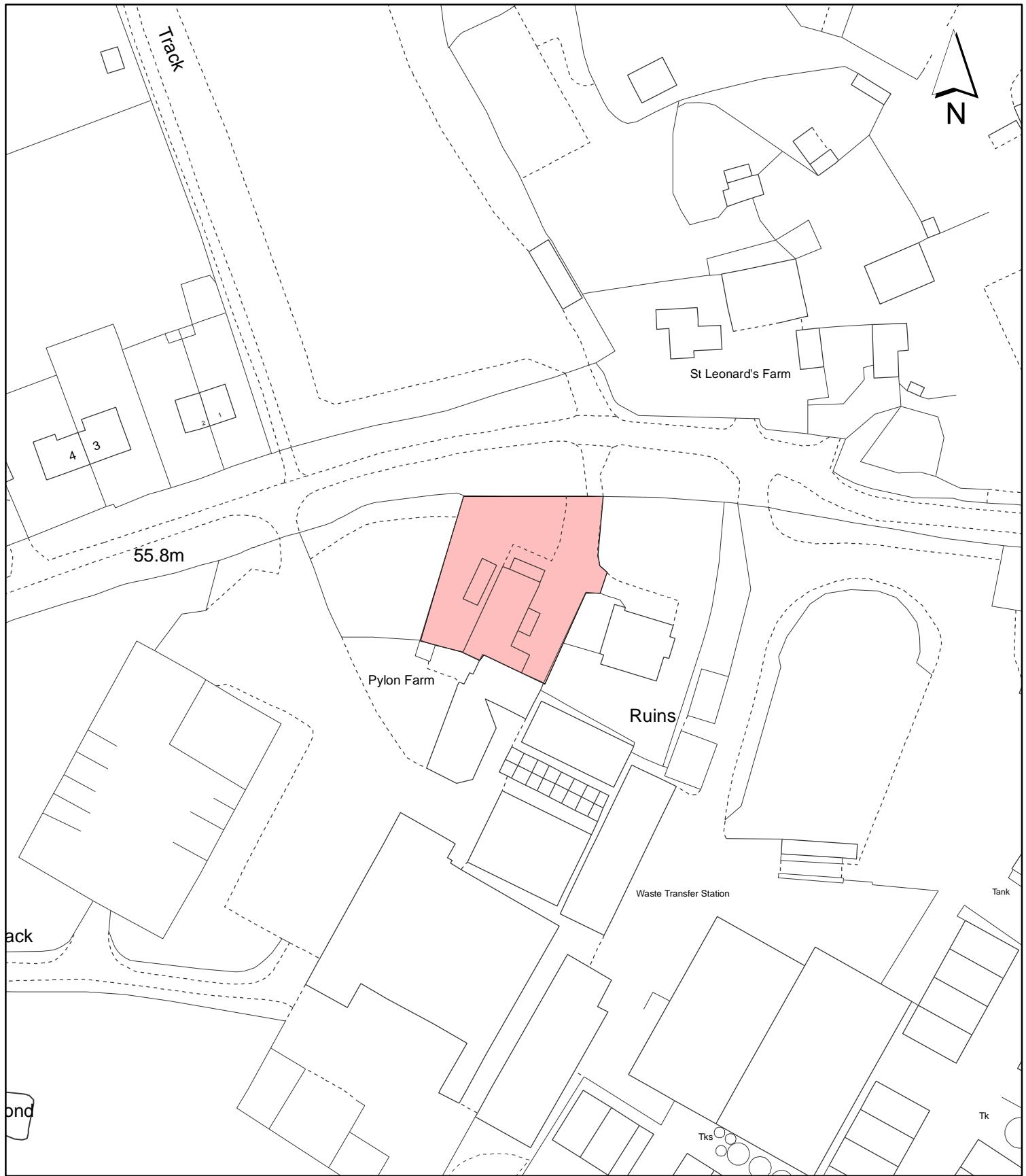
Architects Ltd, 4 Squires Road, Bedfordshire, MK43 0QL:
0144 962 263; Email: sean@mcdougall-architects.co.uk;
Web: www.mcdougall-architects.co.uk

Proposed Section B B

Pyloh Faffm Baff
Mr Campbell Mc Auley

<p>Pylon Farm Barn</p> <p>Mr Campbell Mc Auley</p>	<p>Proposed Section B B</p>

0 1 2 3 4 5 Scale 1:100 @ A3 10



Notes:

 Site boundary

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Site Address:

**PYLON FARM
NEWYEARS GREEN LANE
HAREFIELD**

**LONDON BOROUGH
OF HILLINGDON**

Residents Services
Planning Section

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

Planning Application Ref:

12579/APP/2020/2742

Scale:

1:1,250

Planning Committee:

North Page 294

Date:

February 2021



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address MOUNT VERNON HOSPITAL RICKMANSWORTH ROAD NORTHWOOD

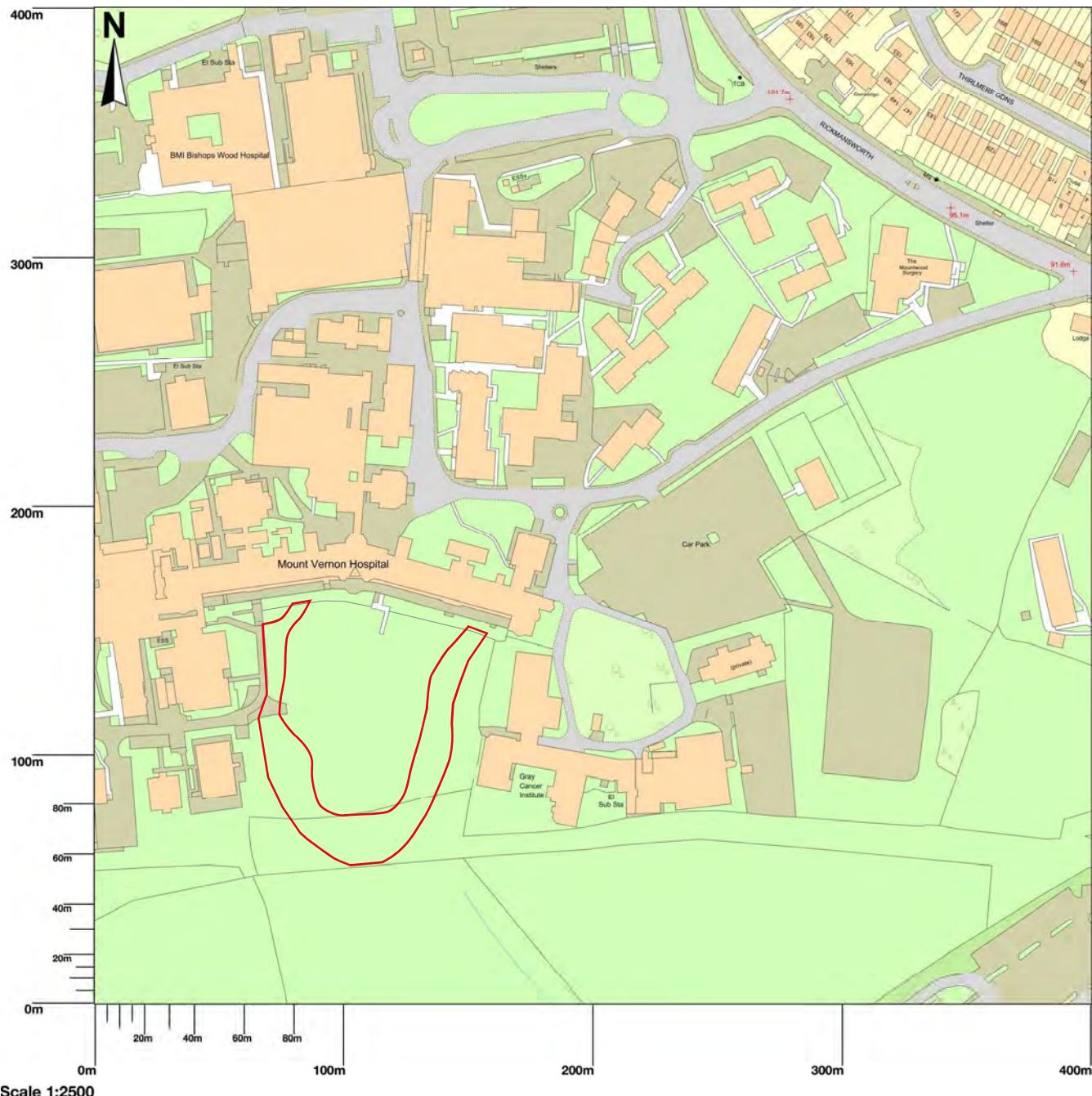
Development: Construction of 1.5m wide gravel footpath around lawn perimeter and through the centre of the woodland belt to south of lawn, to include two access ramps with handrails.

LBH Ref Nos: 3807/APP/2020/4265

Drawing Nos:



Mount Vernon Hospital, Rickmansworth Road, Northwood, HA6 2RN



Scale 1:2500

Map area bounded by: 507600,191641 508000,192041. Produced on 09 December 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: p16buk/546663/740367

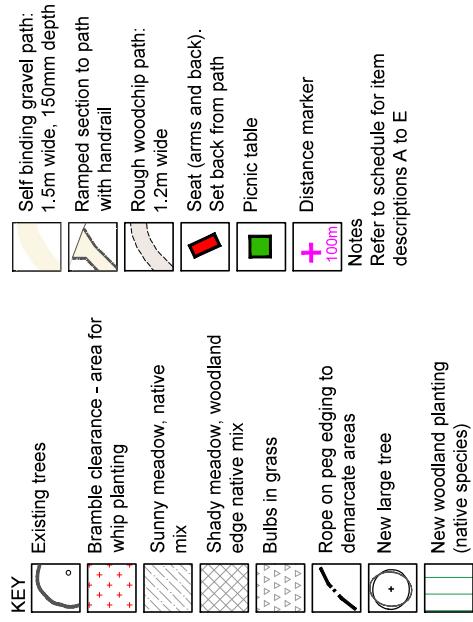
Site Location
 Red Line Boundary

Revision A - Redline boundary

Drawing no. 273W-02A

Scale 1:2500@A4





PLANTING SCHEDULE		Common Name	Size	Age	Root / Form	Number
Woodland Planting Species		Field Maple	80-100cm	1+1	Bare root / Transplant	15
Species		Hawthorn	80-100cm	1+1	Bare root / Transplant	15
Crataegus monogyna		Hazel	80-100cm	1+1	Bare root / Transplant	15
Corylus avellana		Spindle	80-100cm	1+1	Bare root / Transplant	15
Euonymus europaeus						

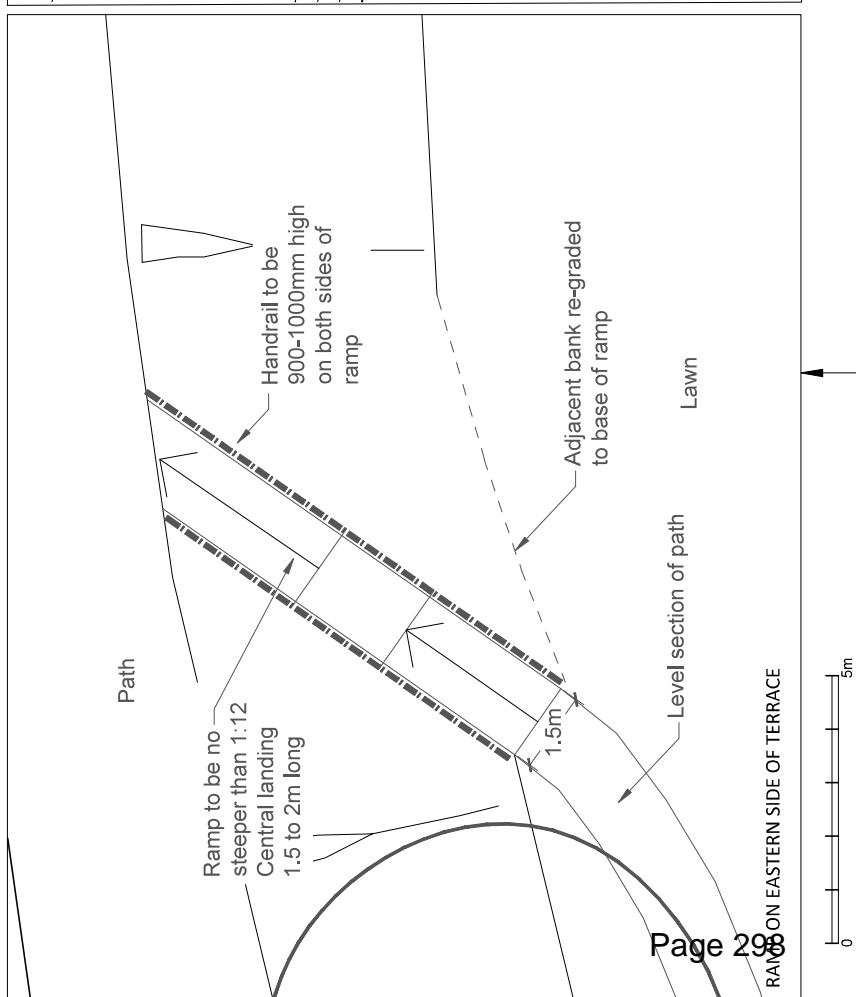
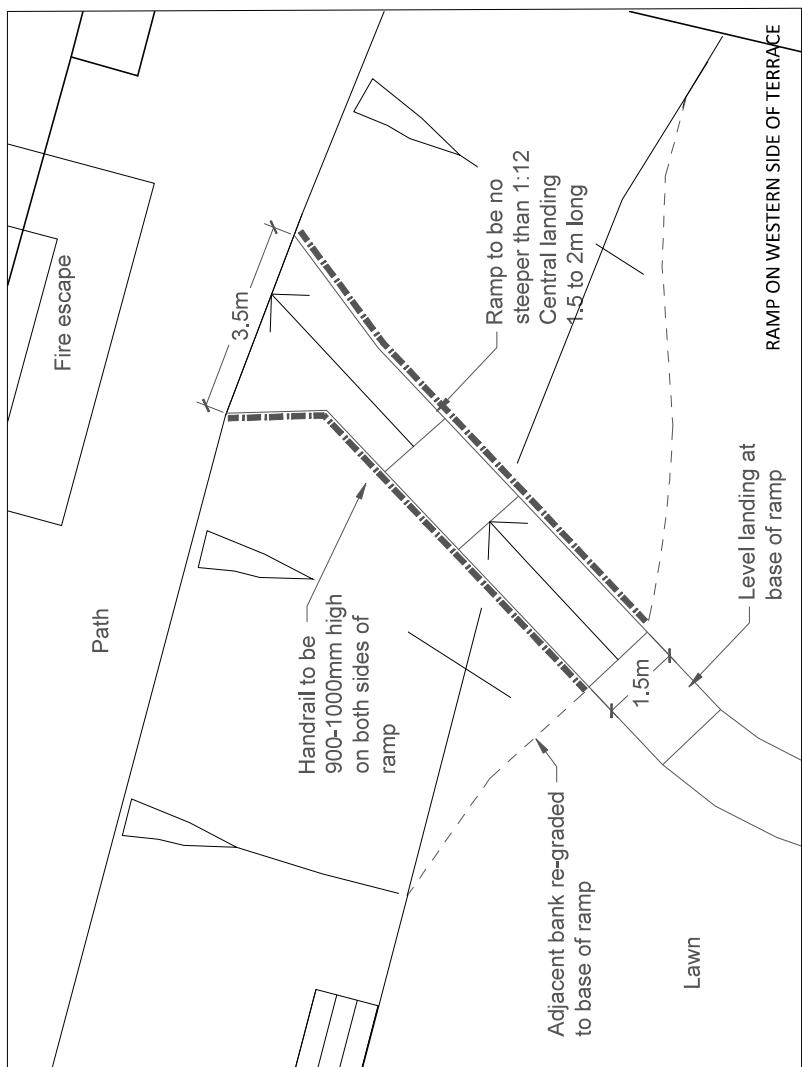
Revisions		Date
D	Bramble and seat amendments	14/01/2021
E	Bramble clearance, species, distance markers	09/02/2020
A	A baseline added, layout amendments	03/12/2020
		03/11/2020



146 West Bay Road, Bridport, Dorset DT6 4AZ
T: 03308 224 077
E: aileen@aslandscapes.com
W: www.aslandscapes.com

Project: Mount Vernon Hospital
Drawing title: Woodland Walk
Drawing nr: 273W-01
Scale: 1:500@A3
Revision: D
Date: Aug 2020





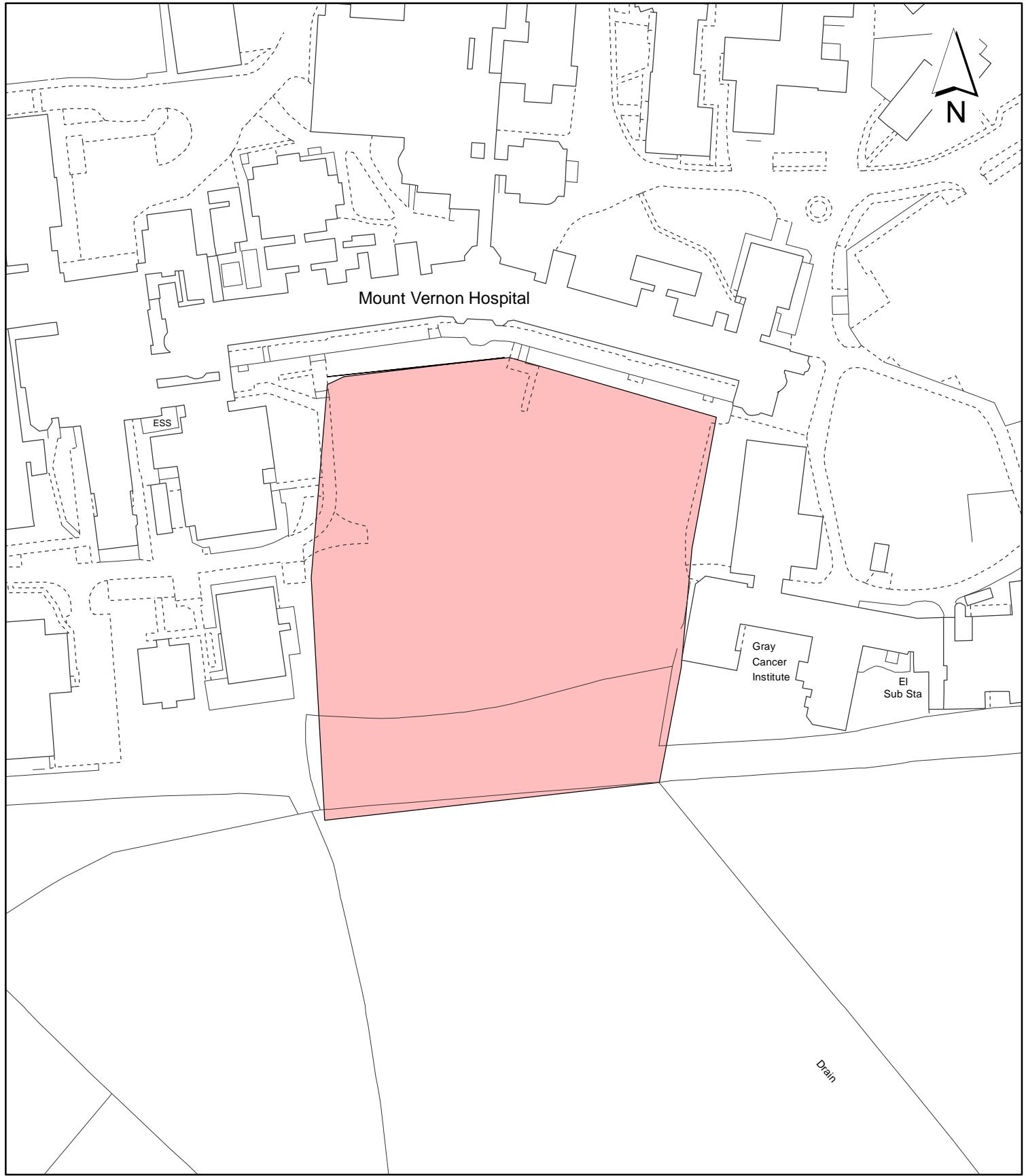
146 West Bay Road, Bridport, Dorset DT6 4AZ
T: 03308 224 077
E: aileen@aslandscape.com
W: www.aslandscape.com

Project: Mount Vernon Hospital
Drawing title: Woodland Walk
Proposed Ramps

Drawing nr: 273W-03
Scale: 1:100@A3
Revision: -
Date: Jan 2021



HANDRAIL
100 x 100mm timber posts with 100mm diameter half round handrail. Handrail to be between 900-1000mm above ground level.
Posts to be set into ground using heavy duty steel fence post support spike driven into ground. Posts to be set at approximately 1.2m intervals

**Notes:**

Site boundary

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Site Address:

**Mount Vernon Hospital
Rickmansworth Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

Residents Services
Planning Section

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

Planning Application Ref:

3807/APP/2020/4265

Scale:

1:1,250

Planning Committee:

North Page 299

Date:

February 2021



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

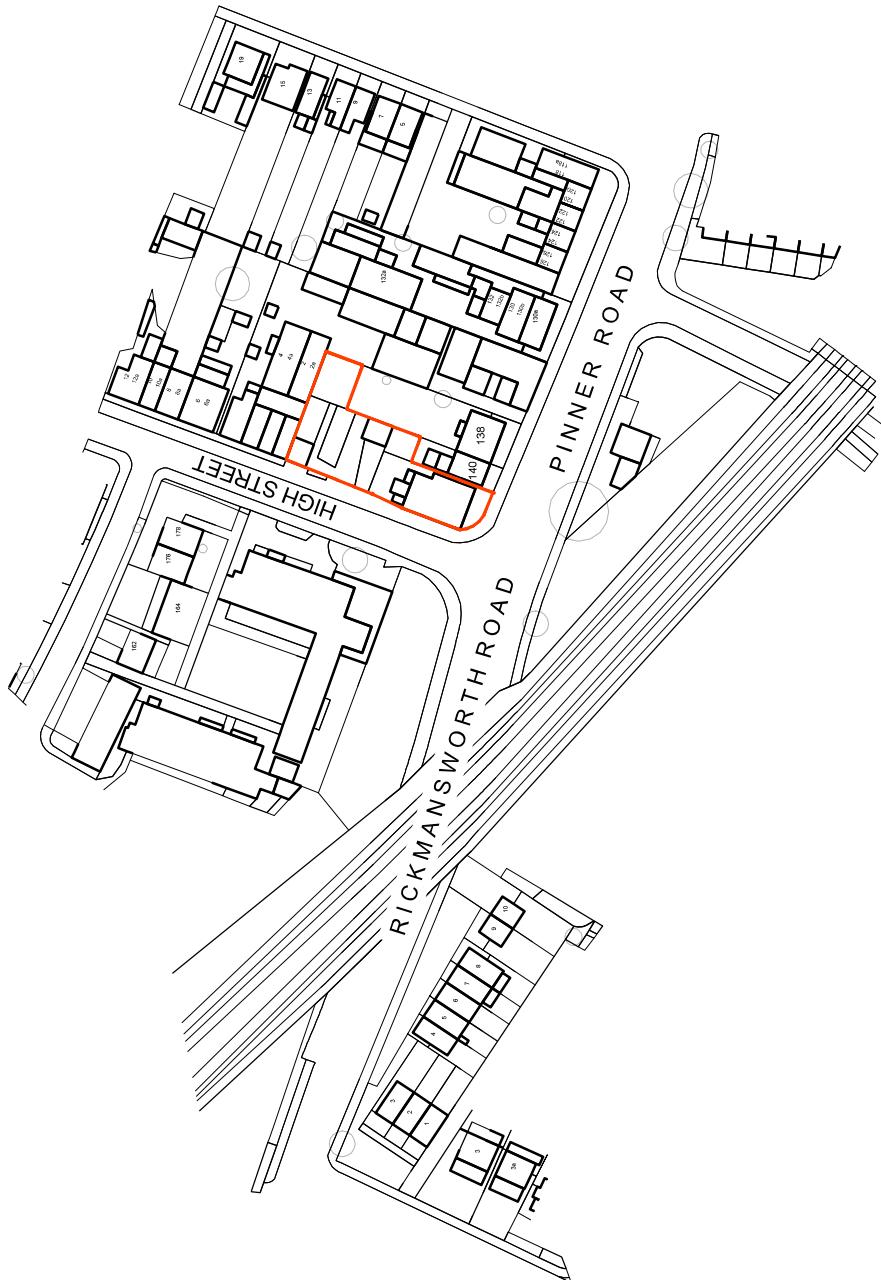
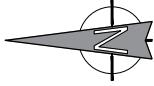
Address THE OLDE NORTHWOOD PH 142 PINNER ROAD NORTHWOOD

Development: Conversion of public house to residential use to provide 4 self-contained flats including habitable roofspace and roof terrace, demolition of existing garages and rear element and the erection of 2 x two storey, dwellings with habitable roofspace including parking and amenity space and external works

LBH Ref Nos: 73773/APP/2020/3002

Drawing Nos:

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<p>PROJECT INFORMATION</p> <p>SITE ADDRESS: THE OLDE NORTHWOOD NORTHWOOD HA6 1BP</p>							
<p>REVISION</p> <table border="1"> <tr> <td>REV</td> <td>DESCRIPTION</td> <td>DATE</td> </tr> <tr> <td>-</td> <td>1st ISSUE</td> <td>14/09/20</td> </tr> </table>		REV	DESCRIPTION	DATE	-	1st ISSUE	14/09/20
REV	DESCRIPTION	DATE					
-	1st ISSUE	14/09/20					
<p>DRAWING STATUS</p> <table border="1"> <tr> <td><input type="checkbox"/> FOR INFORMATION</td> <td><input type="checkbox"/> FOR APPROVAL</td> </tr> <tr> <td><input type="checkbox"/> FOR COSTING ONLY</td> <td><input checked="" type="checkbox"/> FOR PLANNING APPROVAL</td> </tr> </table>		<input type="checkbox"/> FOR INFORMATION	<input type="checkbox"/> FOR APPROVAL	<input type="checkbox"/> FOR COSTING ONLY	<input checked="" type="checkbox"/> FOR PLANNING APPROVAL		
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<input type="checkbox"/> FOR COSTING ONLY	<input checked="" type="checkbox"/> FOR PLANNING APPROVAL						
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01 LOCATION PLAN
1:1250 @ A3

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 HA8 1BP

REVISION	DRAWN DATE
New	14/09/20
REVISION	REVISION
1	1

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PROJECT
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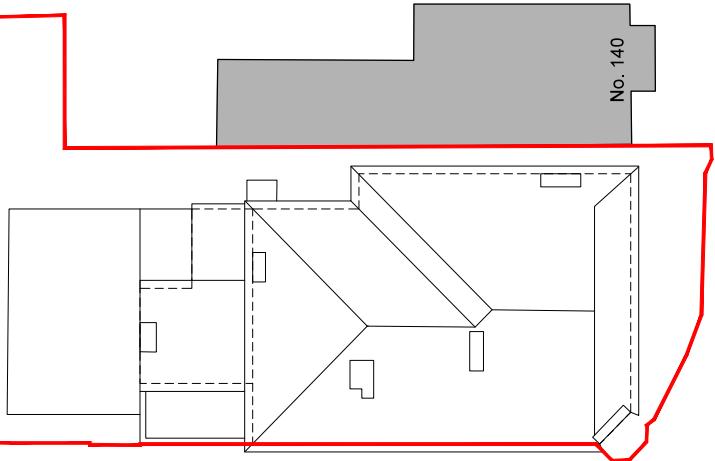
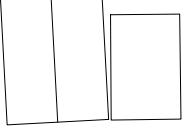
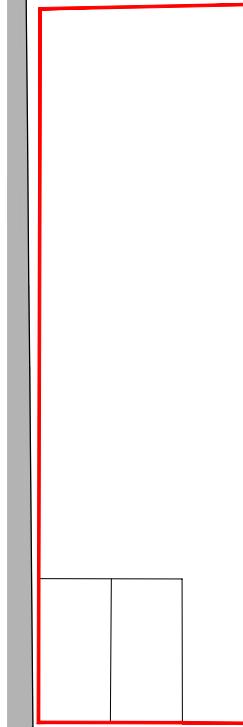
RESIDENTIAL DEVELOPMENT

DESCRIPTION
 EXISTING FIRST FLOOR &
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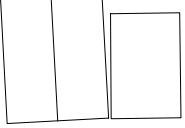
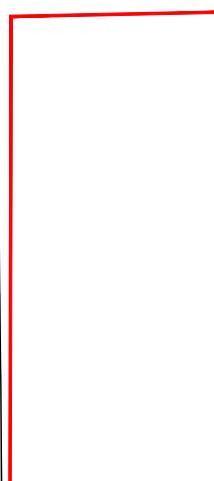
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 DRAWING NO. 201144-Xc101
 REVISION

SCALE 1:100 1m 5m 10m
 DRAWING NO. 01 1400 @ A1

SCALE 1:100 1m 5m 10m
 DRAWING NO. 02 1400 @ A1



02 EXISTING ROOF PLAN
 1400 @ A1



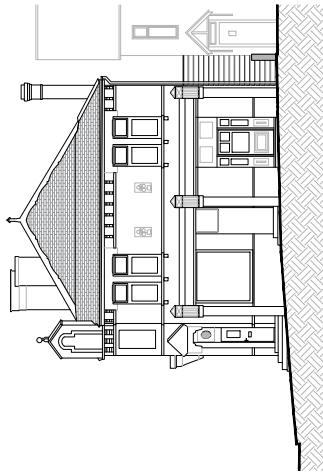
01 EXISTING FIRST FLOOR PLAN
 1400 @ A1

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STREET ADDRESS:	THE OLD NORTHWOOD
NORTHWOOD	1001 N. HANCOCK
MAILING ADDRESS:	1001 N. HANCOCK
CITY, STATE, ZIP:	
DETROIT, MI 48226	

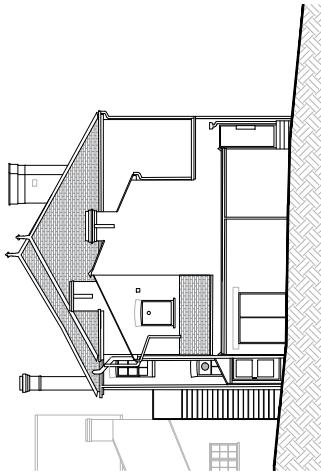
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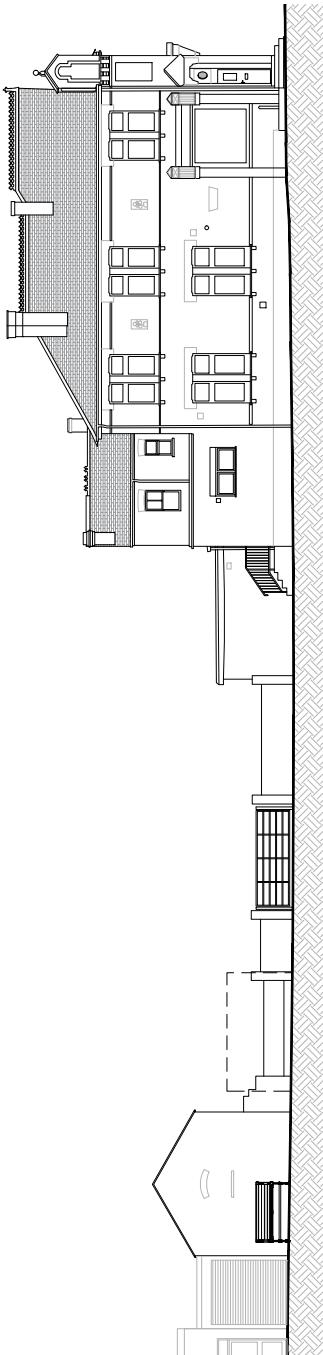
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DESCRIPTION	EXISTING EXTERIOR ELEVATIONS		
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DRAWING NO.		201144X-200	



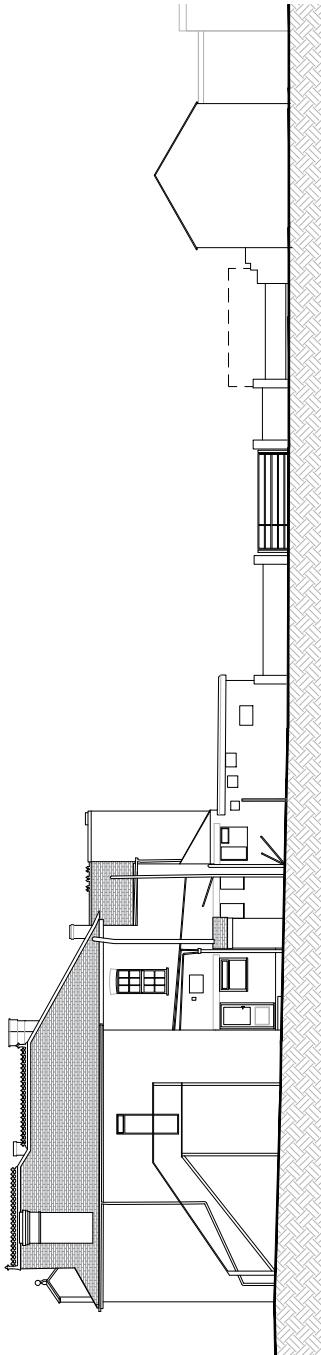
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02 1:100 @ A1



04 EXISTING ELEVATION -D- 1:100 A1



EXISTING ELEVATION -A-
01 1:100 A1



03 EXISTING ELEVATION -C- 1:100 @ A1

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HA6 1BP

REVISION

Rev 1
MAY 2020

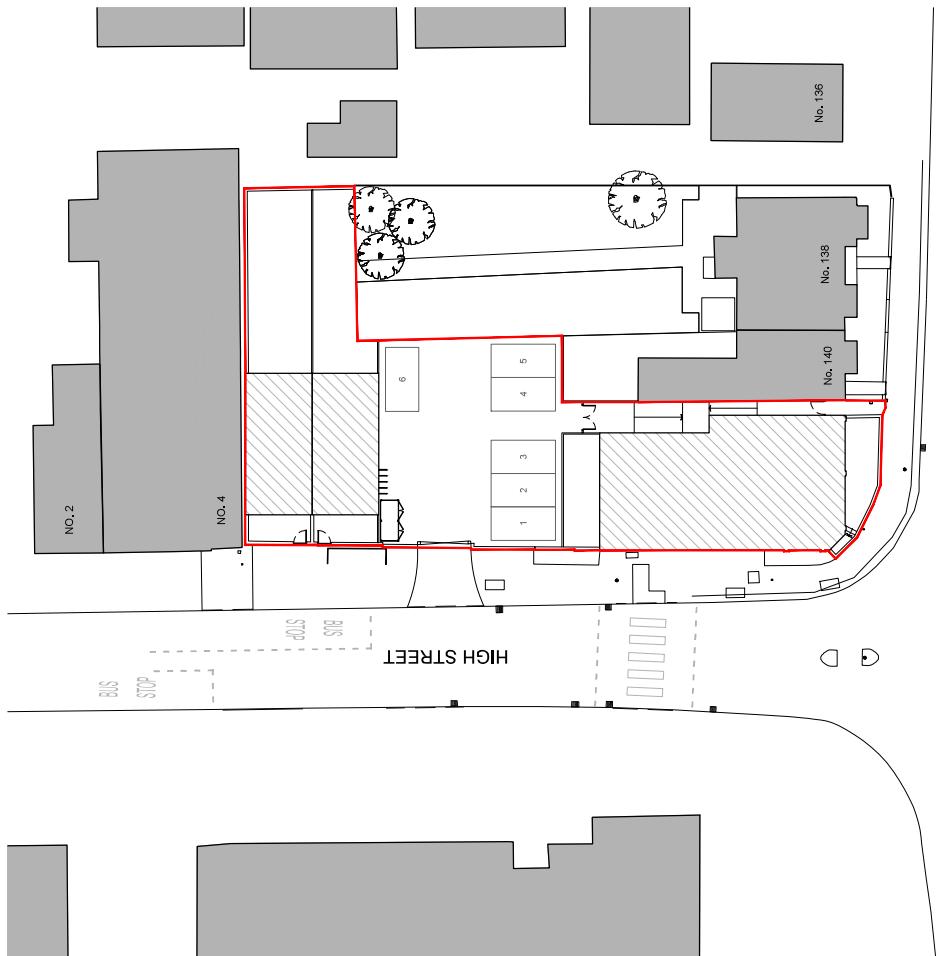
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PROJECT
THE OLDE NORTHWOOD
RESIDENTIAL DEVELOPMENT
DESCRIPTION
PROPOSED BLOCK PLAN

SCALE 1:200
1m 5m 10m 15m 20m
DRAWN BY DATE
1:200 @ A1 NEC SEP '20
DRAWING NO. 201144-011
REVISION



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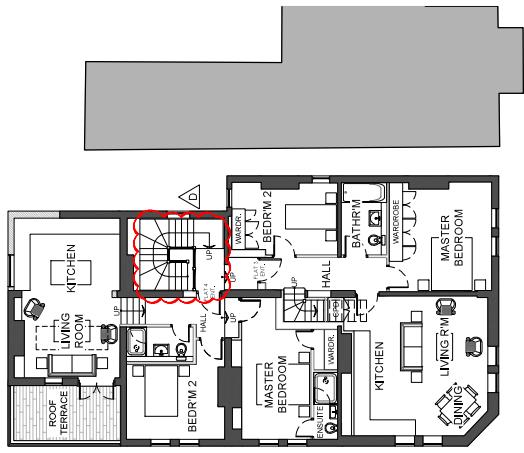
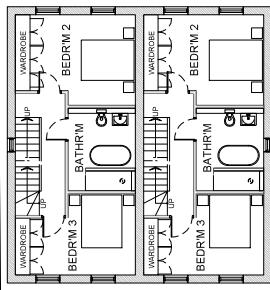
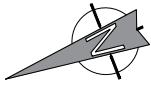
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 HA8 1SP

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REV A	14/06/20
REV B	26/11/20
REV C	04/12/20
REV D	15/01/21
REV E	08/01/21

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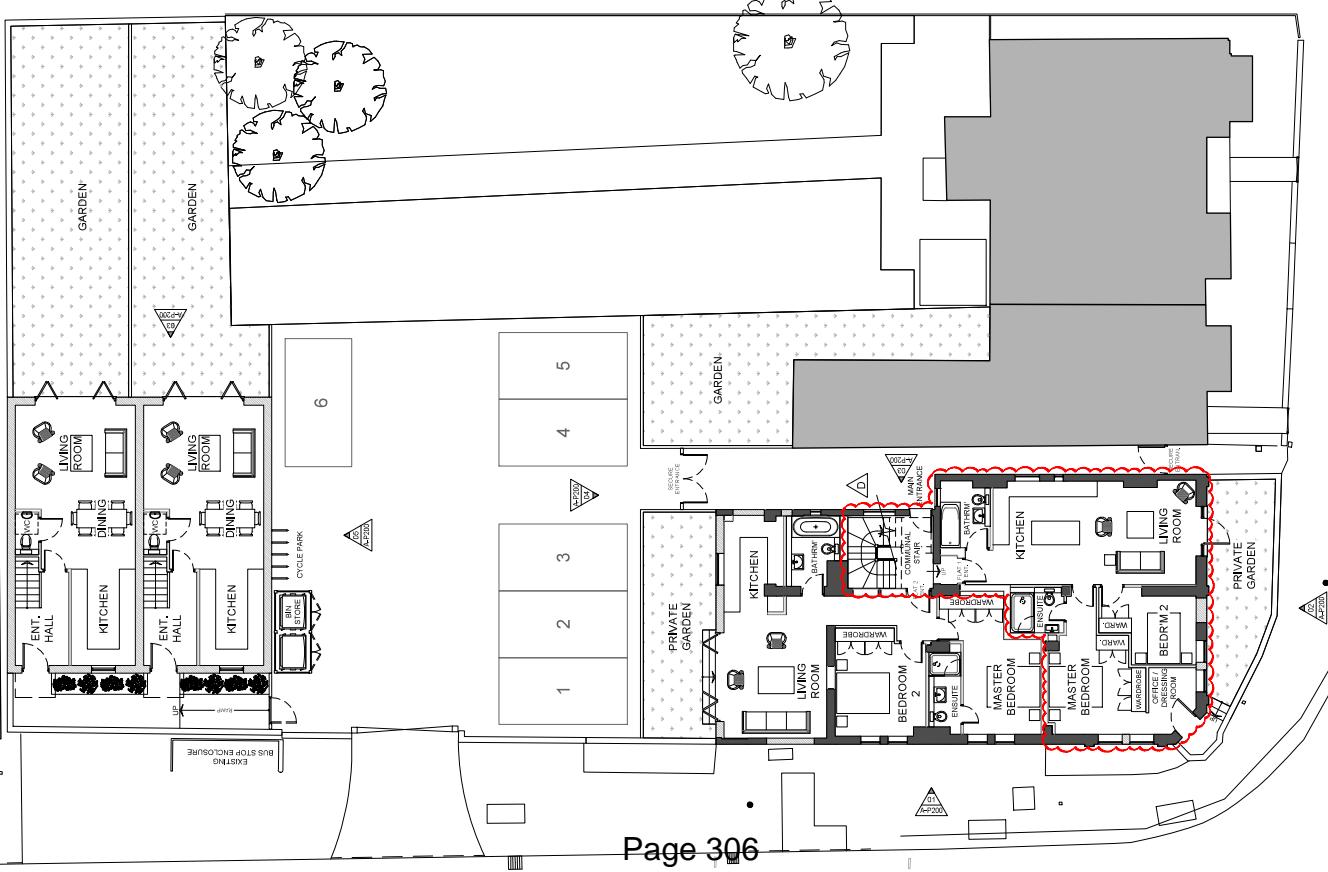
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 THE OLDE NORTHWOOD
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 DESCRIPTION
 PROPOSED GROUND AND
 FIRST FLOOR PLANS
 SCALE DRAWN BY DATE
 1:100 @ A1 1:100 @ A1 1:100 @ A1
 DRAWING NO. 2021144-P100
 REVISION D
 1/18/21



SCALE 1:100 1m 5m

02 PROPOSED FIRST FLOOR PLAN 1:100 @ A1



01 PROPOSED GROUND FLOOR PLAN 1:100 @ A1

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Ref	14/06/20
Rev	NEC
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C	REVISED AS CLOUDED
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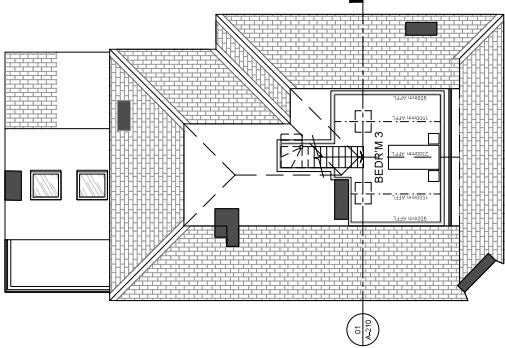
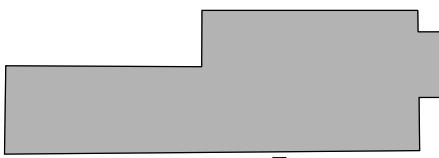
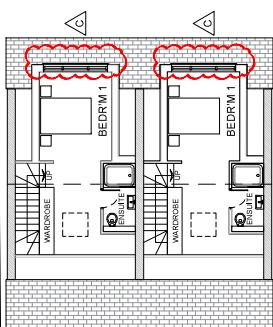
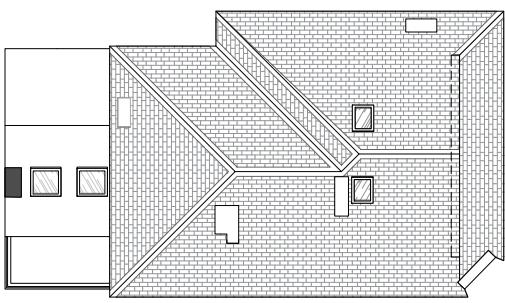
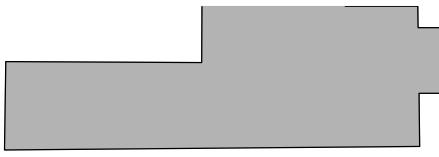
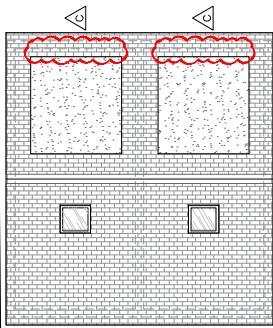
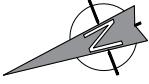
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CLIENT	SEVENTY FOUR PROP. CO.
PROJECT	THE OLDE NORTHWOOD
	RESIDENTIAL DEVELOPMENT
DESCRIPTION	PROPOSED SECOND FLOOR AND
	ROOF PLANS
SCALE	DRAWN BY
1:100	DATE
	SEP.'20
DRAWING NO.	REVISION
201144-P101	C



SCALE 1:100
 1m 5m

01 PROPOSED SECOND FLOOR PLAN
 02 PROPOSED ROOF PLAN



NOTES

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PROJECT INFORMATION

ST ADDRESS:
THE OLDE NORTHWOOD
HA6 1SP

KEY - GROSS INTERNAL FLOOR AREA

COMMON AREA
GFA: 20.3m² / 223.17ft²
GROUND FLOOR: 88m² / 947.10ft²
EXTERNAL WALKWAY: 36.7m² / 395.20ft²
TOTAL: 95.05m² / 1025.35ft²

FLAT 1

COMMON
GFA: 97.45m² / 1047.29ft²
PRIVATE GARDEN: 15.7m² / 169.44ft²
TOTAL: 91.2m² / 986.44ft²

FLAT 2

2 BEDROOM / 793.30ft²
PRIVATE GARDEN: 23.08m² / 248.40ft²
TOTAL: 96.58m² / 1030.78ft²

FLAT 3

3 BEDROOM / 862.09ft²
PRIVATE GARDEN: 16.0m² / 173.70ft²
SECOND FLOOR: 15.8m² / 170.54ft²
ROOF TERRACE: 14.4m² / 155.40ft²
TOTAL: 98.03m² / 1038.03ft²

FLAT 4

2 BEDROOM / 793.30ft²
PRIVATE GARDEN: 15.7m² / 169.44ft²
ROOF TERRACE: 5.3m² / 56.89ft²
TOTAL: 74.3m² / 795.36ft²

TOWNHOUSE 1

GFA: 111.35m² / 1198.20ft²
GROUND FLOOR: 43.44m² / 467.84ft²
FIRST FLOOR: 43.44m² / 467.84ft²
SECOND FLOOR: 23.46m² / 252.48ft²
GARDEN: 8.48m² / 91.00ft²
GARDEN REAR: 8.48m² / 91.00ft²
SECOND FLOOR BALCONY: 3.22m² / 34.79ft²
TOTAL: 144.34m² / 1588.08ft²

TOWNHOUSE 2

GFA: 111.35m² / 1198.20ft²
GROUND FLOOR: 43.44m² / 467.84ft²
FIRST FLOOR: 43.44m² / 467.84ft²
SECOND FLOOR: 23.46m² / 252.48ft²
GARDEN: 8.48m² / 91.00ft²
GARDEN REAR: 8.48m² / 91.00ft²
SECOND FLOOR BALCONY: 3.22m² / 34.79ft²
TOTAL: 144.34m² / 1588.08ft²

CAR PARK

TOTAL AREA: 217.35m² / 2341.77ft²
BIN STORE: 4.8m² / 51.48ft²
CIRCLE PARKING: 4.8m² / 51.48ft²

STORAGE

TOTAL AREA: 10.35m² / 110.35ft²
BIN STORE: 4.8m² / 51.48ft²
CIRCLE PARKING: 4.8m² / 51.48ft²

STORAGE

TOTAL AREA: 10.35m² / 110.35ft²
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CIRCLE PARKING: 4.8m² / 51.48ft²

STORAGE

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STORAGE

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STORAGE

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STORAGE

TOTAL AREA: 10.35m² / 110.35ft²
BIN STORE: 4.8m² / 51.48ft²
CIRCLE PARKING: 4.8m² / 51.48ft²

STORAGE

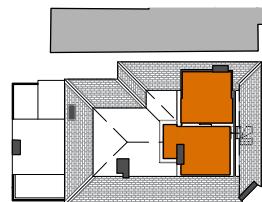
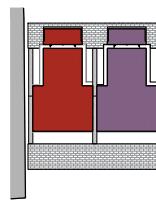
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BIN STORE: 4.8m² / 51.48ft²
CIRCLE PARKING: 4.8m² / 51.48ft²

STORAGE

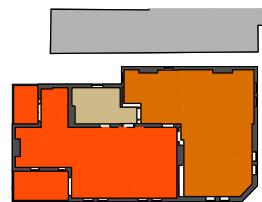
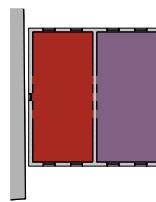
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BIN STORE: 4.8m² / 51.48ft²
CIRCLE PARKING: 4.8m² / 51.48ft²

STORAGE

TOTAL AREA: 10.35m² / 110.35ft²
BIN STORE: 4.8m² / 51.48ft²
CIRCLE PARKING: 4.8m² / 51.48ft²



03 PROPOSED SECOND FLOOR PLAN
1:200 @ A1



02 PROPOSED FIRST FLOOR PLAN
1:200 @ A1



01 PROPOSED GROUND FLOOR PLAN
1:200 @ A1

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CLIENT
SEVENTY FOUR PRO. CO.
PROJECT
THE OLDE NORTHWOOD
RESIDENTIAL DEVELOPMENT
DESCRIPTION
PROPOSED KEY PLANS

SCALE DRAWN BY DATE
1:200 @ A1 NEC SEP '20
DRAWING NO. 2021144-012
REVISION

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 HA8 1SP

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REF:	148600
MAJOR	26/11/20
A	REVISED AS CLOUDED
B	REVISED AS CLOUDED
C	REVISED AS CLOUDED
D	REVISED AS CLOUDED
	NEC
	15/01/21
	06/01/21
	06/01/21
	NEC

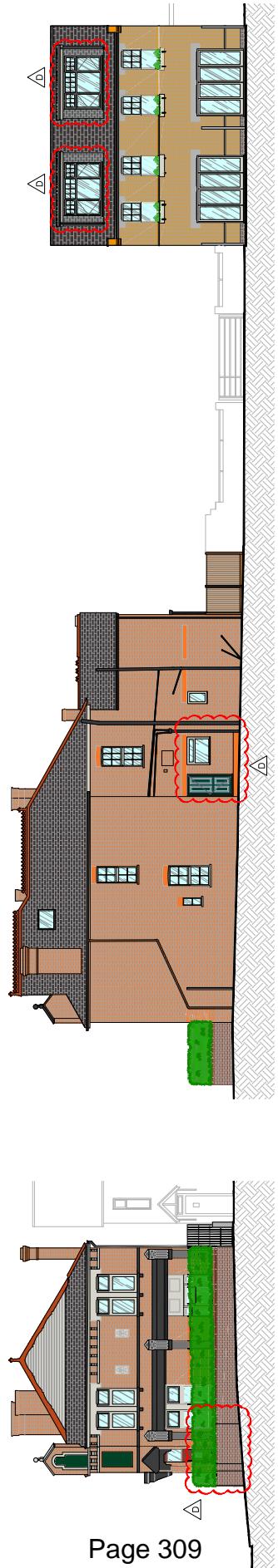
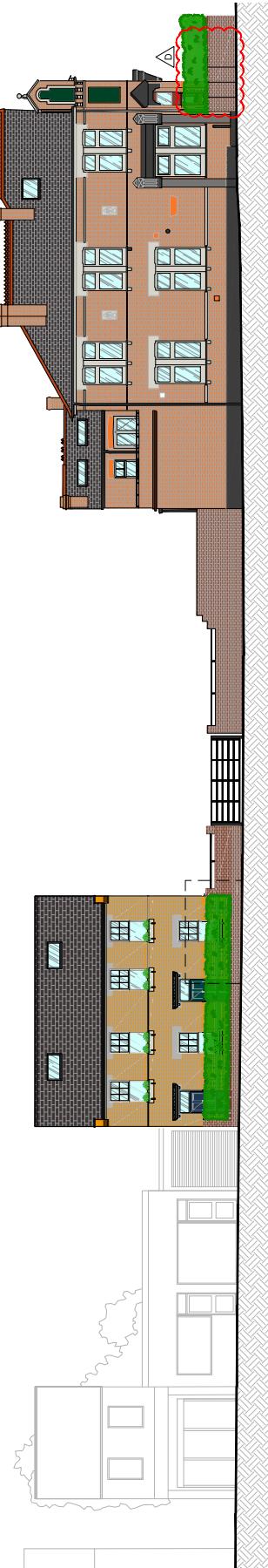
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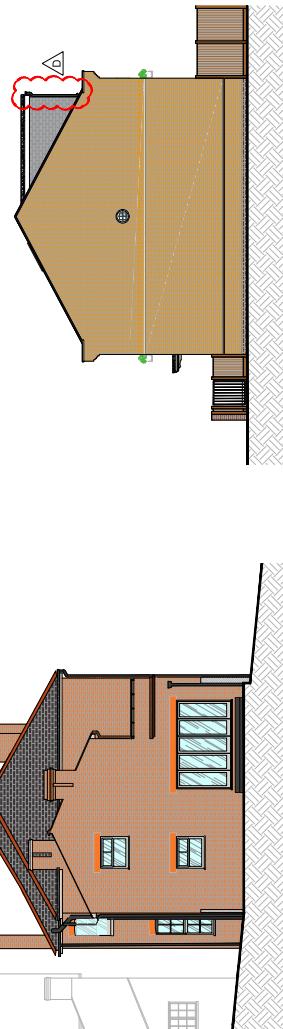
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 PROJECT
 THE OLDE NORTHWOOD
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 DESCRIPTION
 PROPOSED EXTERIOR
 ELEVATIONS

SCALE 1:100
 DRAWN BY 1:100 @ A1
 DATE SEP.'20
 DRAWING NO. 201144-P200
 REVISION D

1:100 @ A1
 1m 5m 10m



Page 309



PROPOSED ELEVATION E-

05 1:100 @ A1

1:100 @ A1

1:100 @ A1

1:100 @ A1
 1m 5m 10m

12:54 PM
 12/09/21
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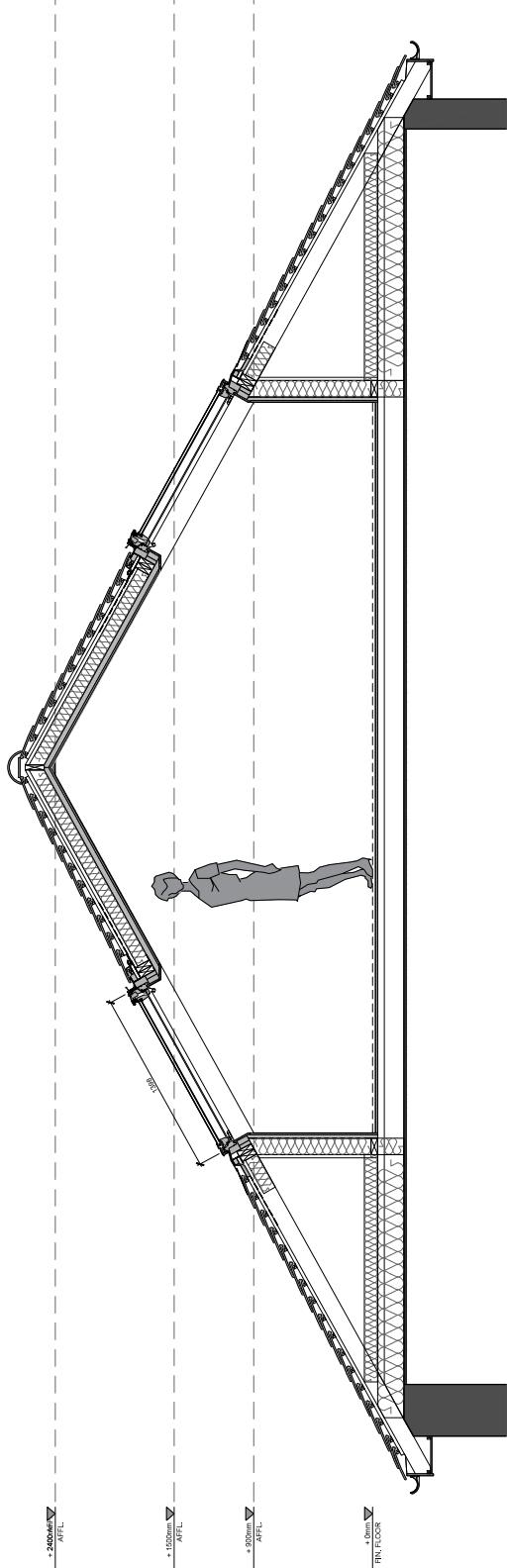
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NORTHWOOD
HARROW
HA8 1BP

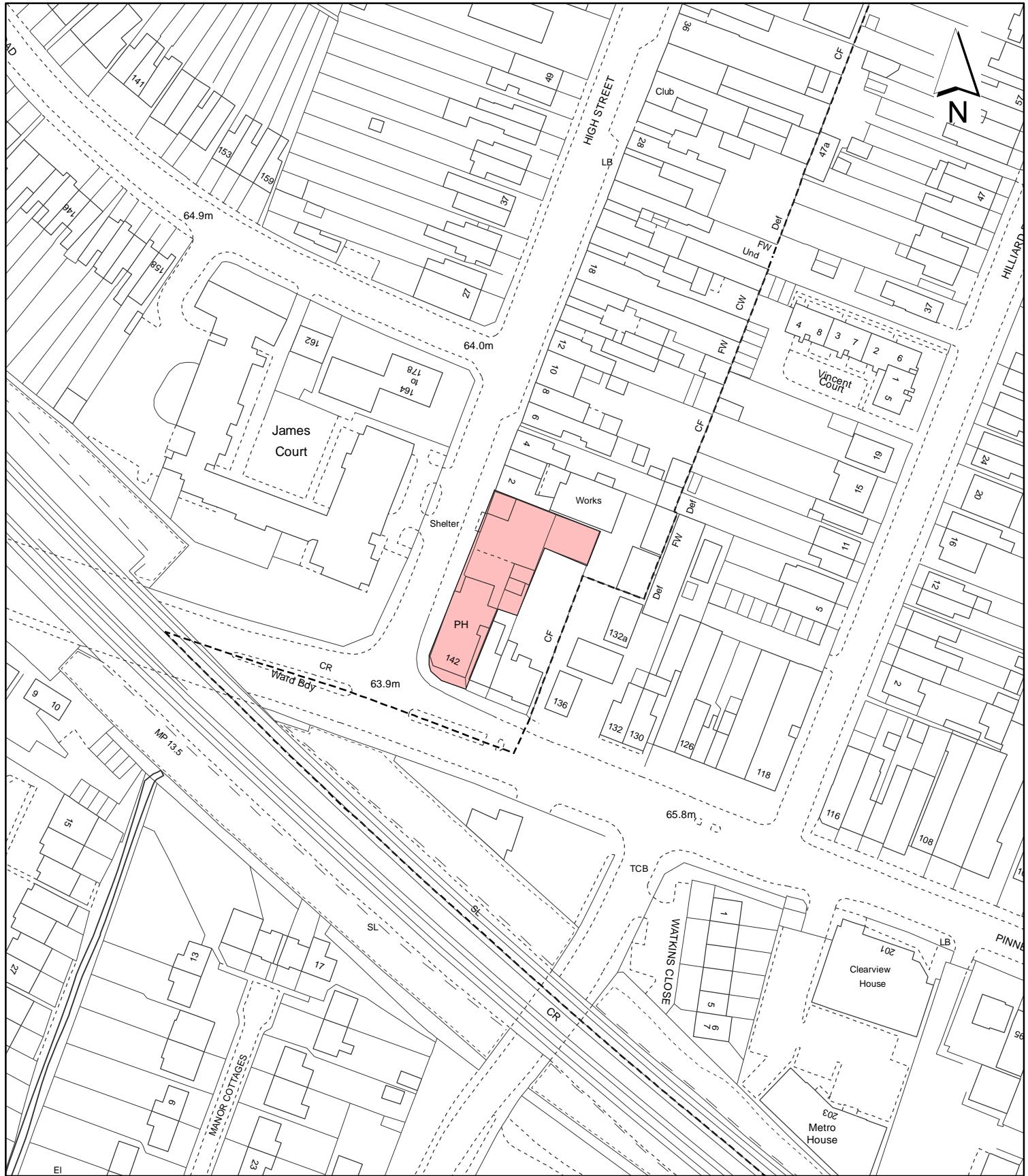
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Rev 1	18/01/21
MATERIALS	
MEC	

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PROJECT
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1:20 @ A1 NEC SEP '20
DRAWING NO. 11144-P210
REVISION -





Notes:

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**THE OLDE NORTHWOOD
PH 142 PINNER ROAD
NORTHWOOD**

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

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

Planning Application Ref:

73773/APP/2020/3002

Scale:

1:1,250

Planning Committee:

North Page 311

Date:

February 2021



HILLINGDON
LONDON

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